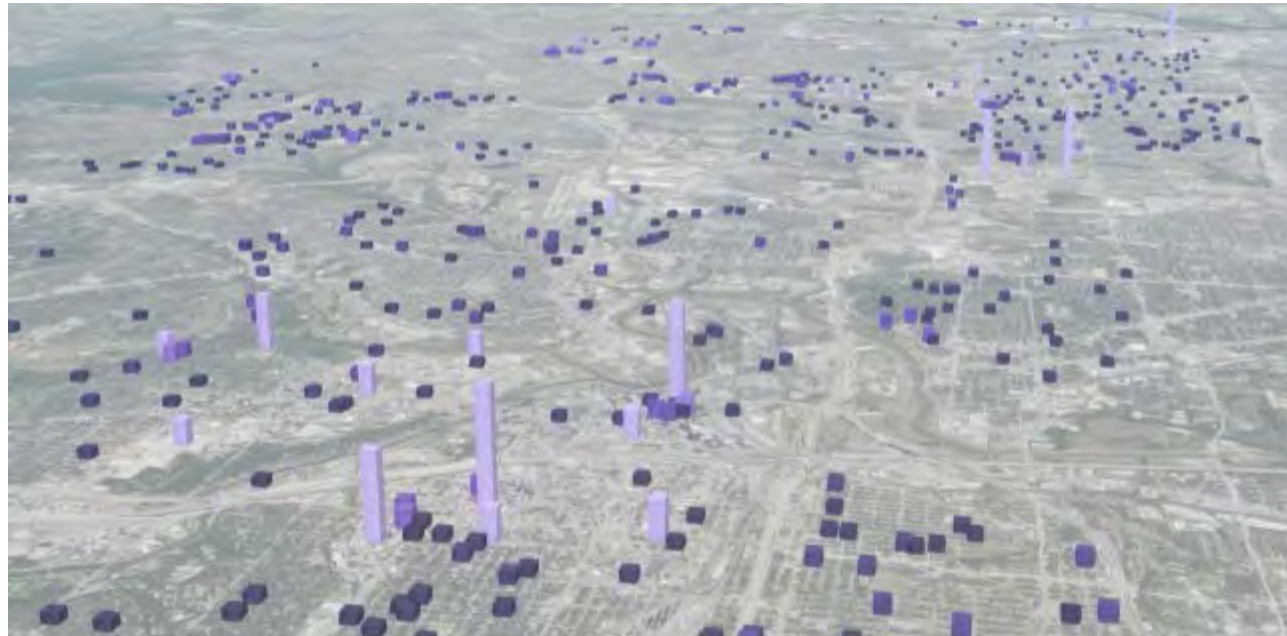# Growth and Neighborhoods

Dana Burghdoff

Assistant Director, Planning & Development

Purpose

- Highlight significant **growth trends** including residential vs. commercial values

- Review indicators for **neighborhood vitality**

Rank 2017	City	2017 Population	Percent Change 2010 - 2017	Population per Square Mile
1	New York	8,622,698	5.5%	28,708
2	Los Angeles	3,999,759	5.5%	8,534
3	Chicago	2,716,450	0.8%	11,949
4	Houston	2,312,717	10.4%	3,633
5	Phoenix	1,626,078	12.4%	3,141
6	Philadelphia	1,580,863	3.6%	11,782
7	San Antonio	1,511,946	13.9%	3,280
8	San Diego	1,419,516	9.0%	4,371
9	Dallas	1,341,075	12.0%	3,945
10	San Jose	1,035,317	8.7%	5,832
11	Austin	950,715	18.5%	2,964
12	Jacksonville	892,062	8.5%	1,193
13	San Francisco	884,363	9.8%	18,854
14	Columbus	879,170	11.4%	4,022
15	**Fort Worth**	**874,168**	**17.3%**	**2,535**
16	Indianapolis	863,002	5.2%	2,388
17	Charlotte	859,035	16.8%	2,806
18	Seattle	724,745	19.1%	8,645
19	Denver	704,621	17.5%	4,596
20	Washington, DC	693,972	15.3%	11,351

Source: U.S. Census Bureau, 7/1/2017 estimate

Population
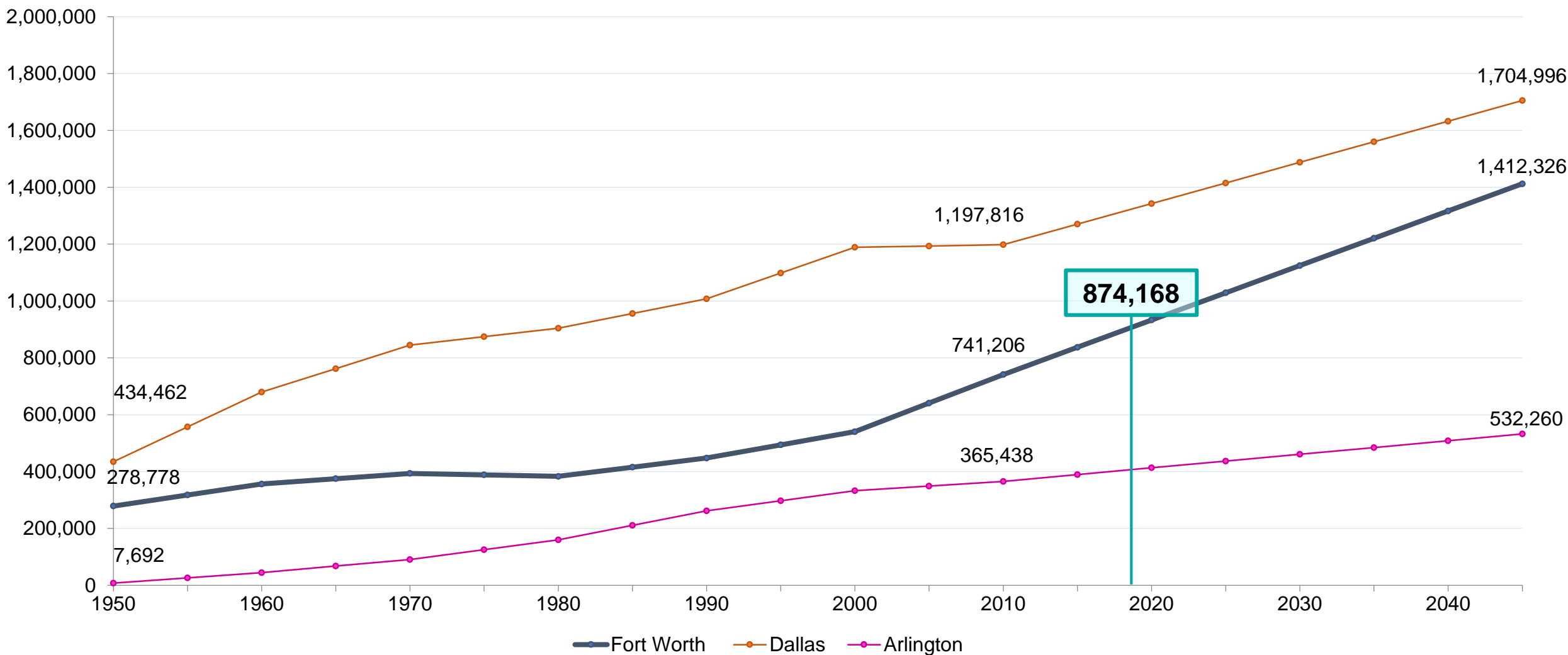
Fort Worth ranks…

- **4th in growth rate**
- **15th in population**
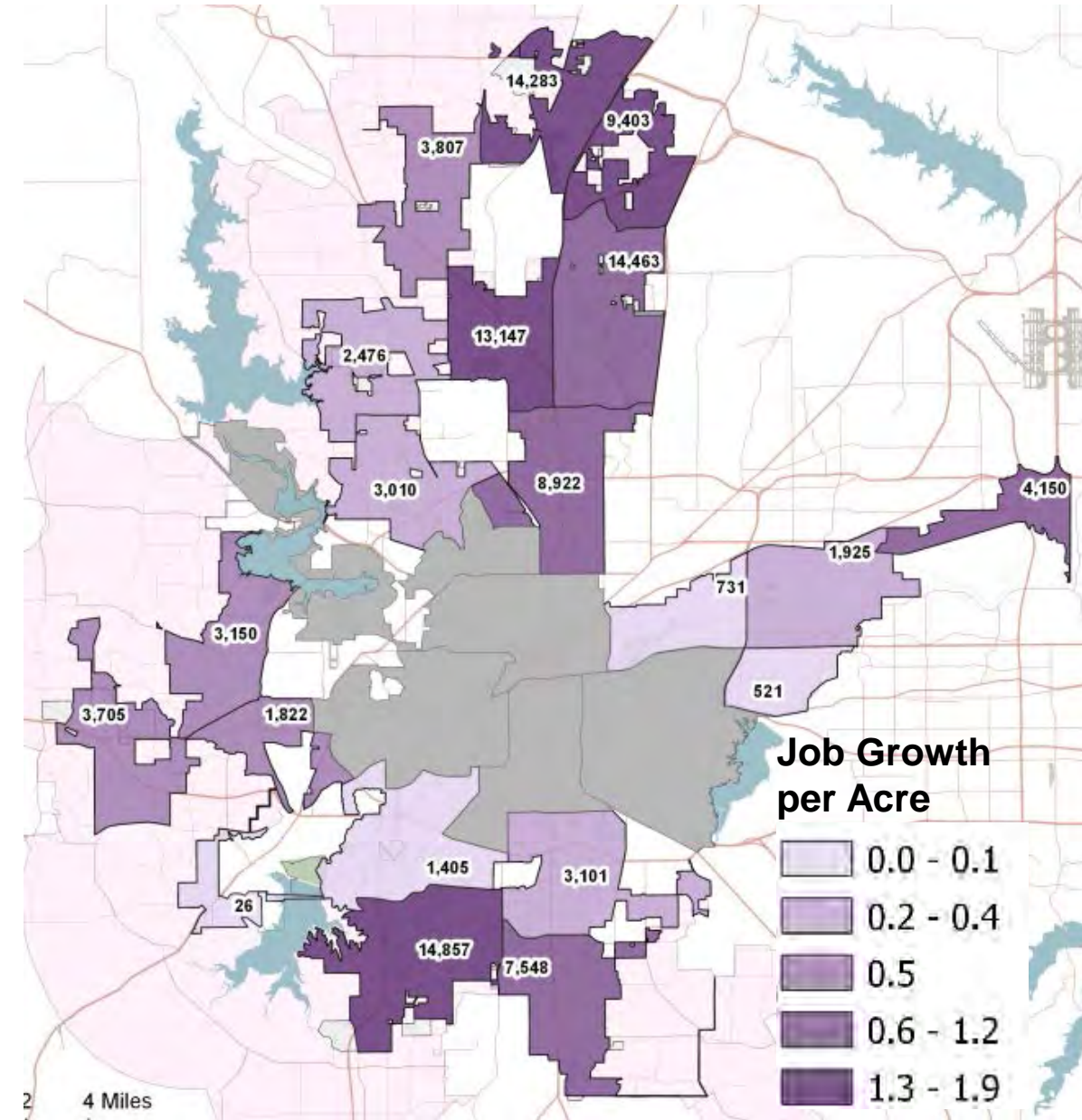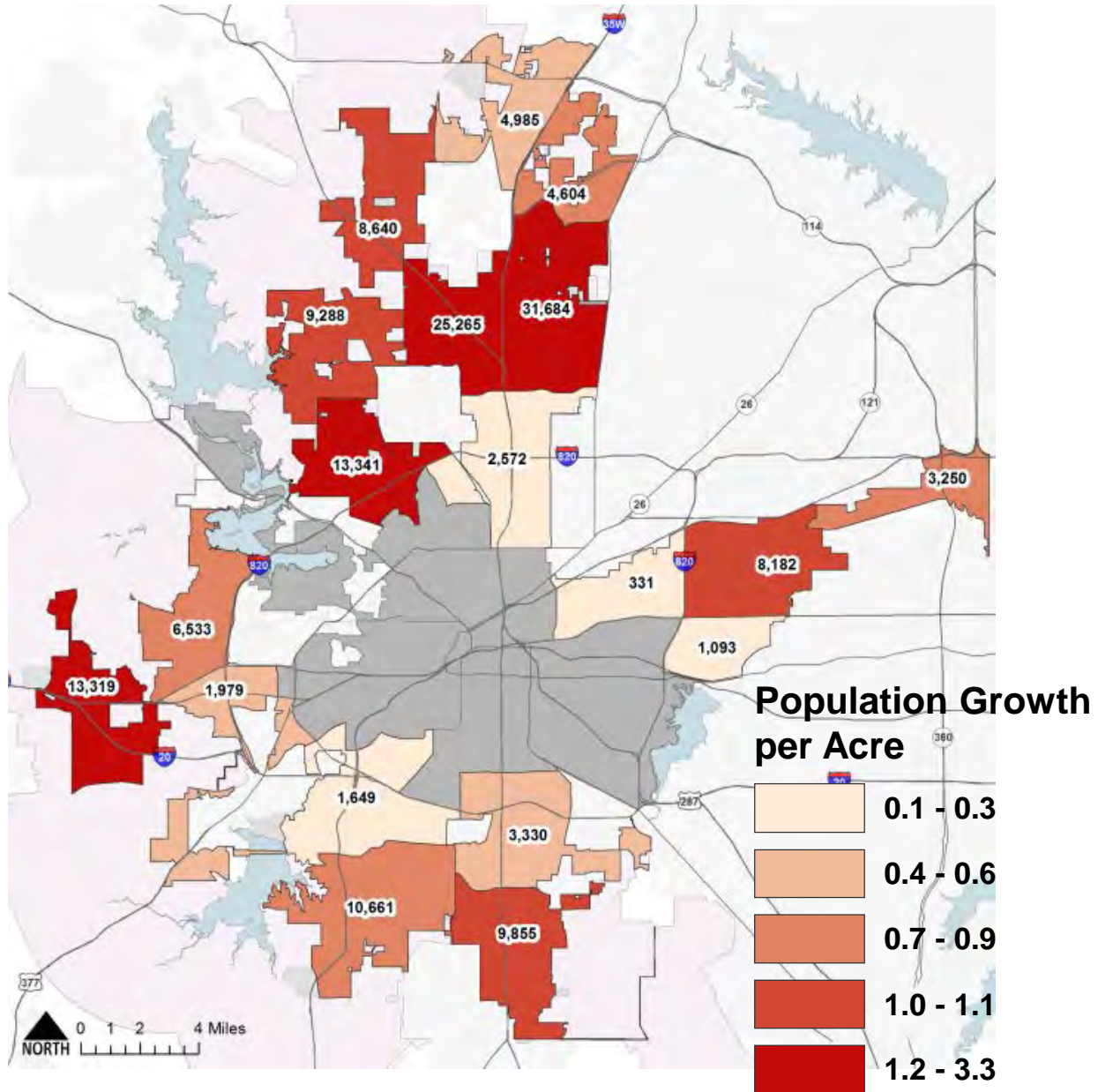- **18th in density**

Population Growth, 1950-2045
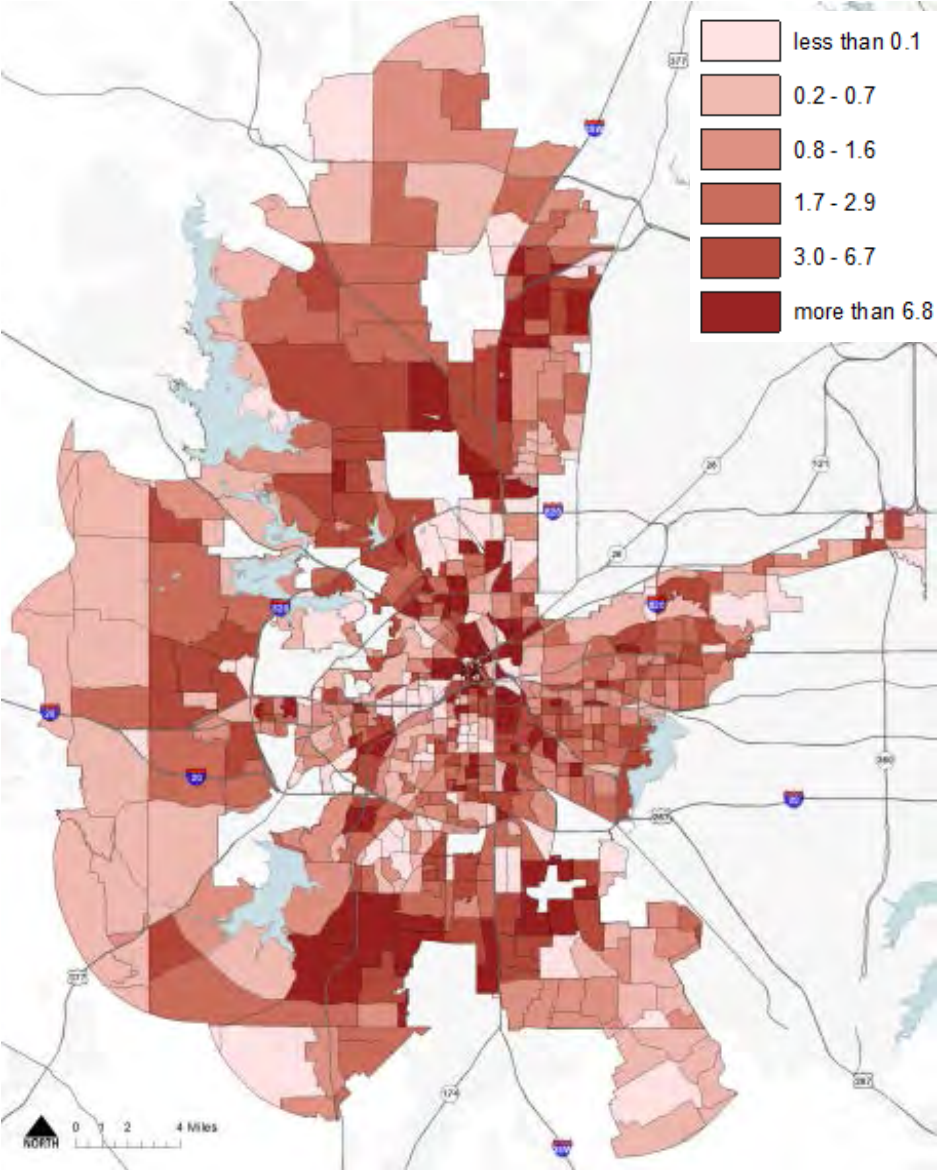# Fort Worth, Dallas, and Arlington

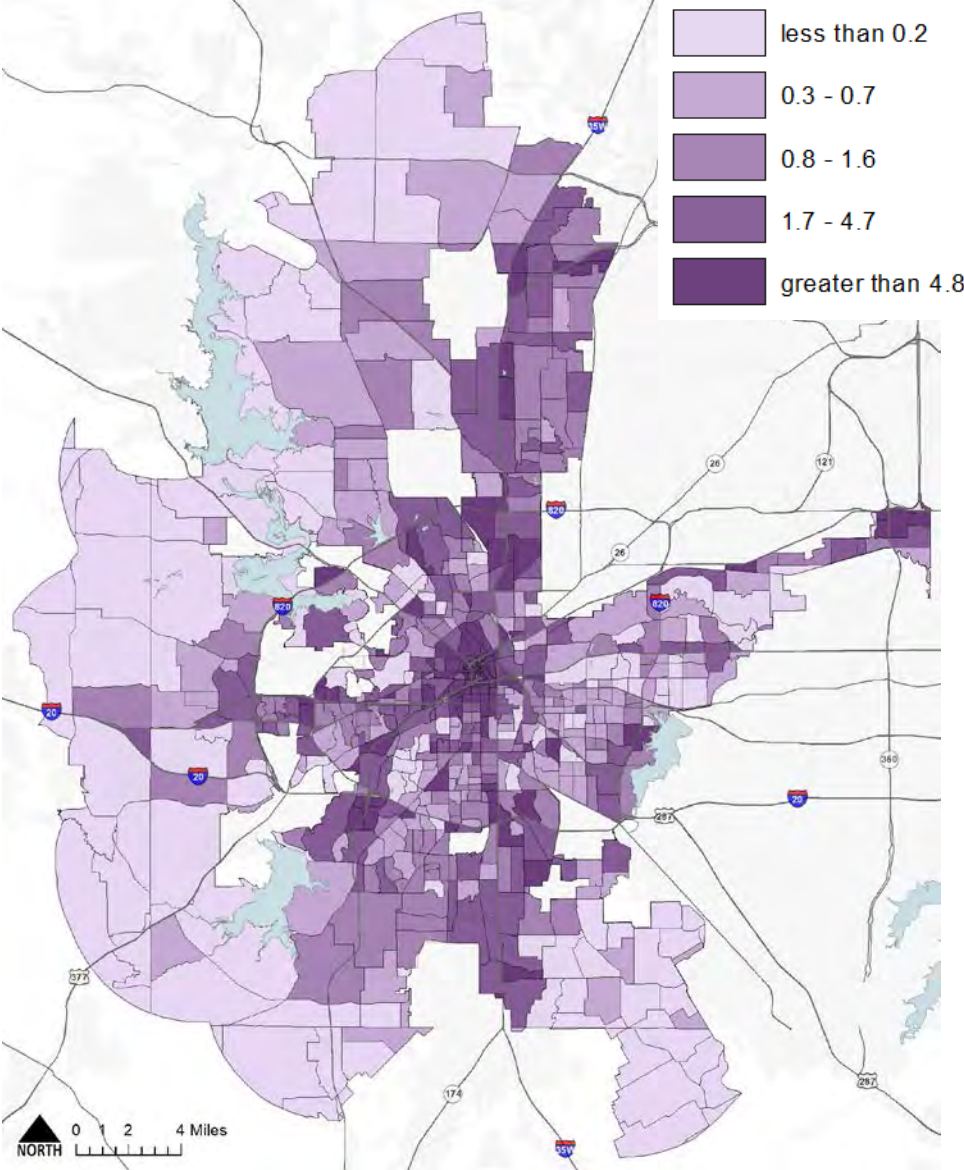Sources: U.S. Census Bureau, NCTCOG

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Projected Growth, 2017-2027

Population Growth per Acre
- 0.1 - 0.3
- 0.4 - 0.6
- 0.7 - 0.9
- 1.0 - 1.1
- 1.2 - 3.3

Job Growth per Acre
- 0.0 - 0.1
- 0.2 - 0.4
- 0.5
- 0.6 - 1.2
- 1.3 - 1.9

Source: Transportation Impact Fee Study, 2017

Projected Population Growth per Acre, 2010-2045

Legend:
- less than 0.1
- 0.2 - 0.7
- 0.8 - 1.6
- 1.7 - 2.9
- 3.0 - 6.7
- more than 6.8

Projected Employment Growth per Acre, 2010-2045

Legend:
- less than 0.2
- 0.3 - 0.7
- 0.8 - 1.6
- 1.7 - 4.7
- greater than 4.8

Source: NCTCOG, U.S. Census Bureau, 2010 Census

National Employment Rank by Metro

Trailing 12-Months Through Nov. 2018

Top 10 Metros	Absolute Change	Percent Change
Houston	114,700	3.8%
Dallas-Fort Worth	96,900	2.7%
Phoenix	86,600	4.2%
Seattle-Tacoma	71,800	3.5%
New York	67,700	1.5%
Atlanta	60,200	2.2%
Orlando	59,700	4.7%
Los Angeles	57,500	1.3%
Washington, D.C.	55,100	1.7%
Chicago	45,200	1.0%
U.S. Average	2,500,000	1.7%

2019 Forecast

Top 10 Metros	Absolute Change	Percent Change
Houston	110,000	3.5%
Dallas-Fort Worth	105,000	2.8%
Phoenix	80,800	3.8%
Orlando	65,000	4.9%
Seattle-Tacoma	60,000	2.9%
New York	55,000	1.2%
Los Angeles	50,000	1.1%
Atlanta	49,000	1.7%
Washington, D.C.	42,000	1.3%
Salt Lake City	41,300	3.2%
U.S. Average	2,000,000	1.3%

Sources: IPA Research Services, BLS

Estimated Number of Jobs 2015

Year	Jobs	% Growth
2015	378,434	11.1%
2010	340,617	

Industrial Sector	Share
Health Care and Social Assistance	14.3%
Manufacturing	10.5%
Retail Trade	9.9%
Accommodation and Food Services	8.5%
Educational Services	8.3%
Transportation and Warehousing	7.0%

- 144 - 1,624
- 1,625 - 2,597
- 2,598 - 4,510
- 4,511 - 9,202
- 9,203 - 51,171
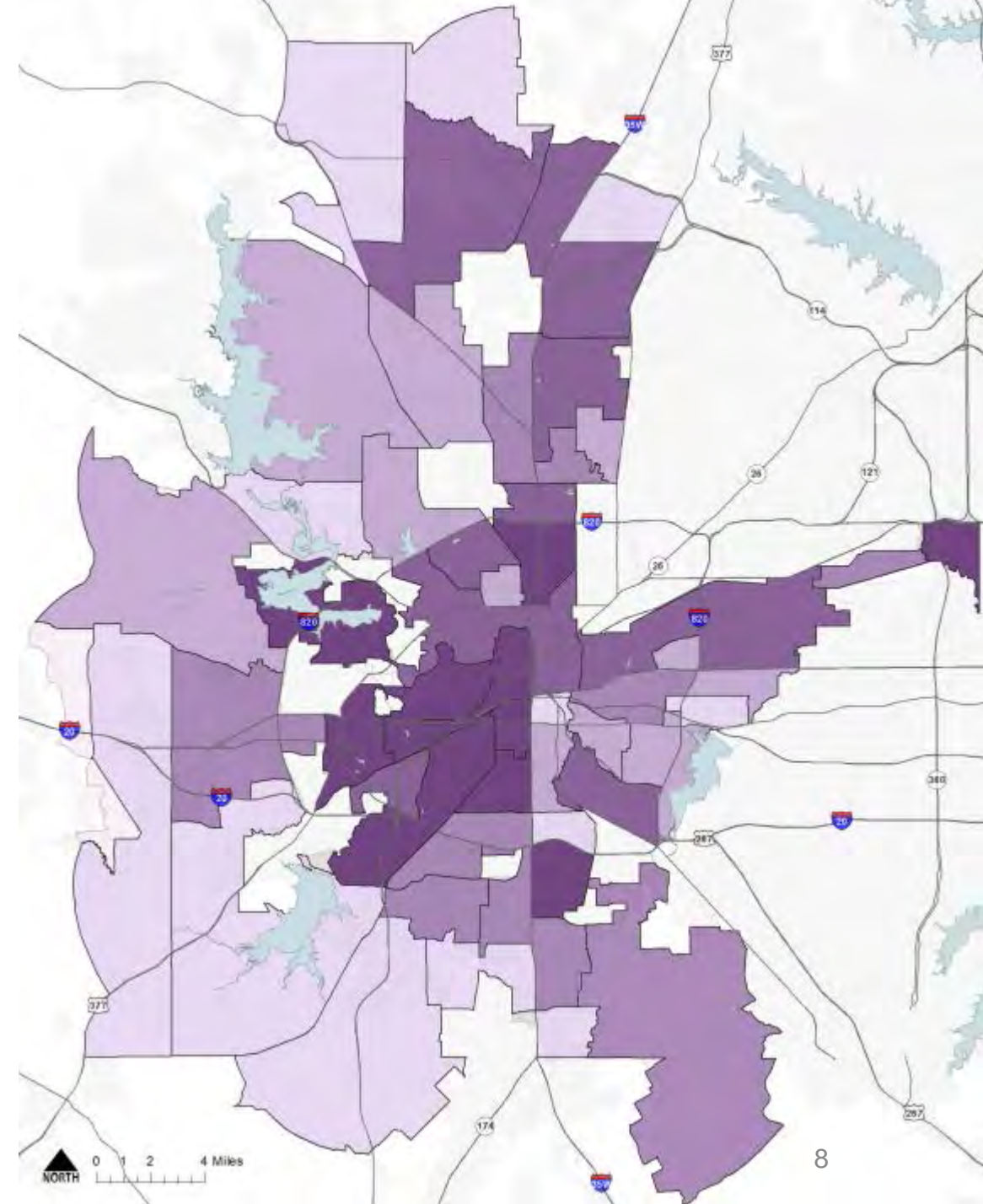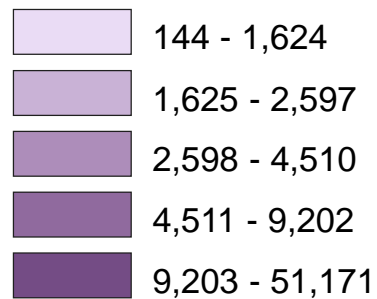
Source: U.S. Census LEHD - Longitudinal Employer-Household Dynamics / BLS Partnership (2015) and NCTCOG Major Employers Data
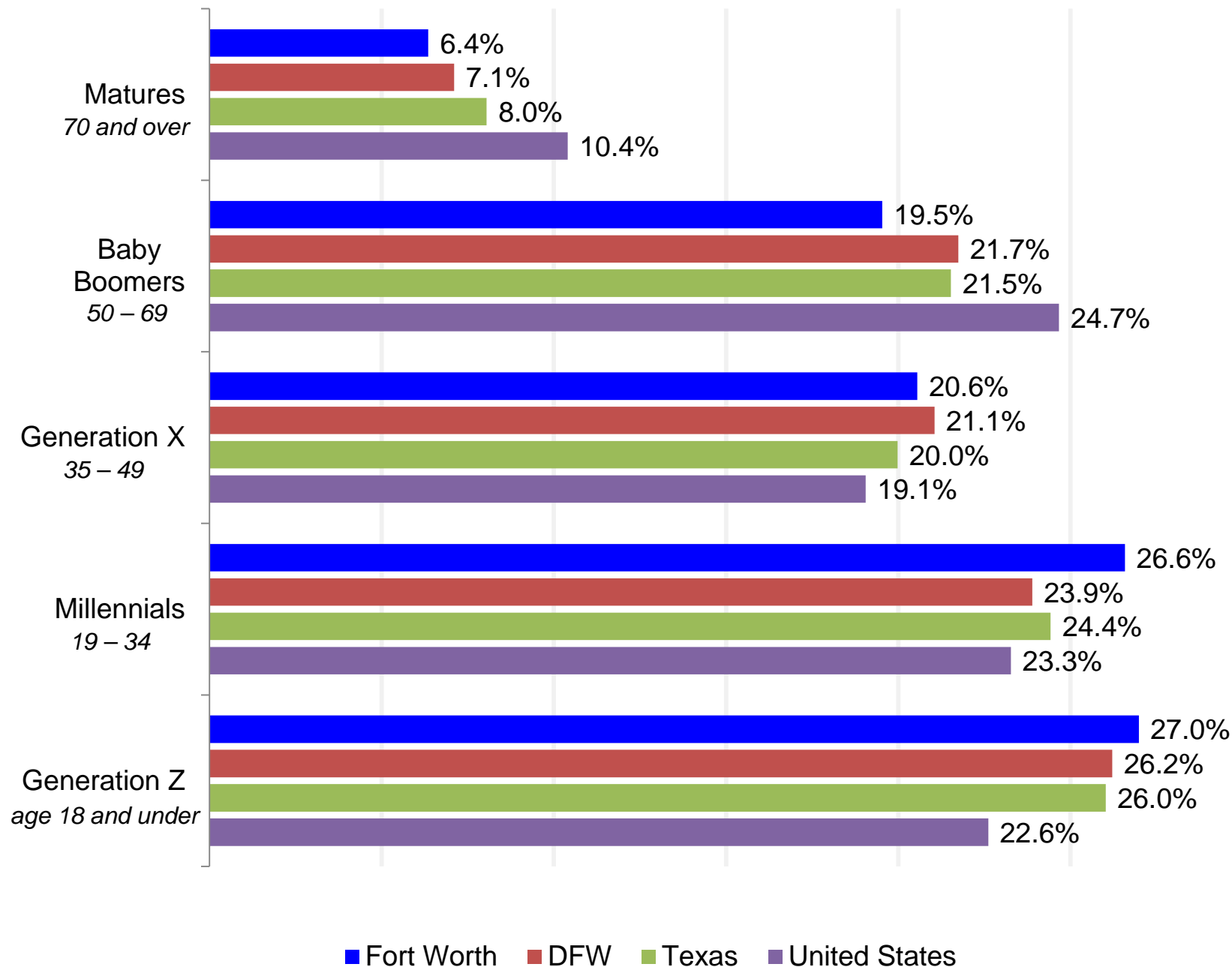
8

Generations

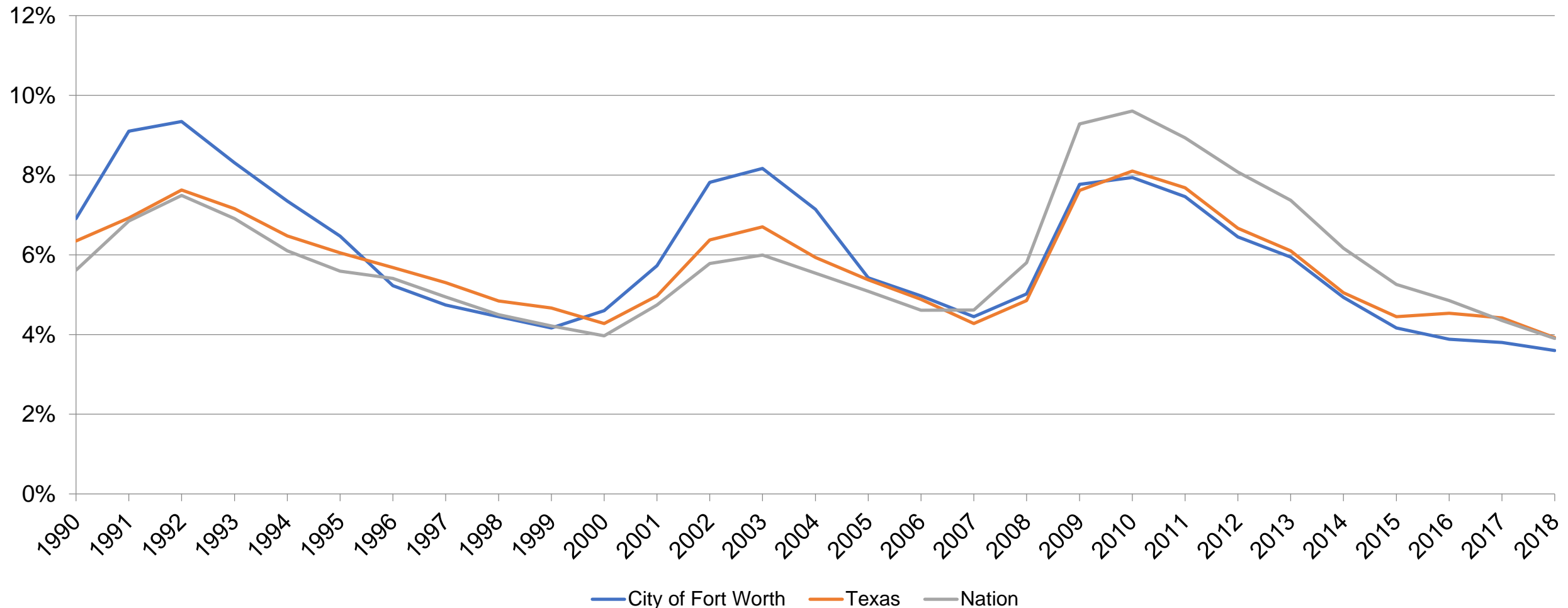Fort Worth's population is comparatively young

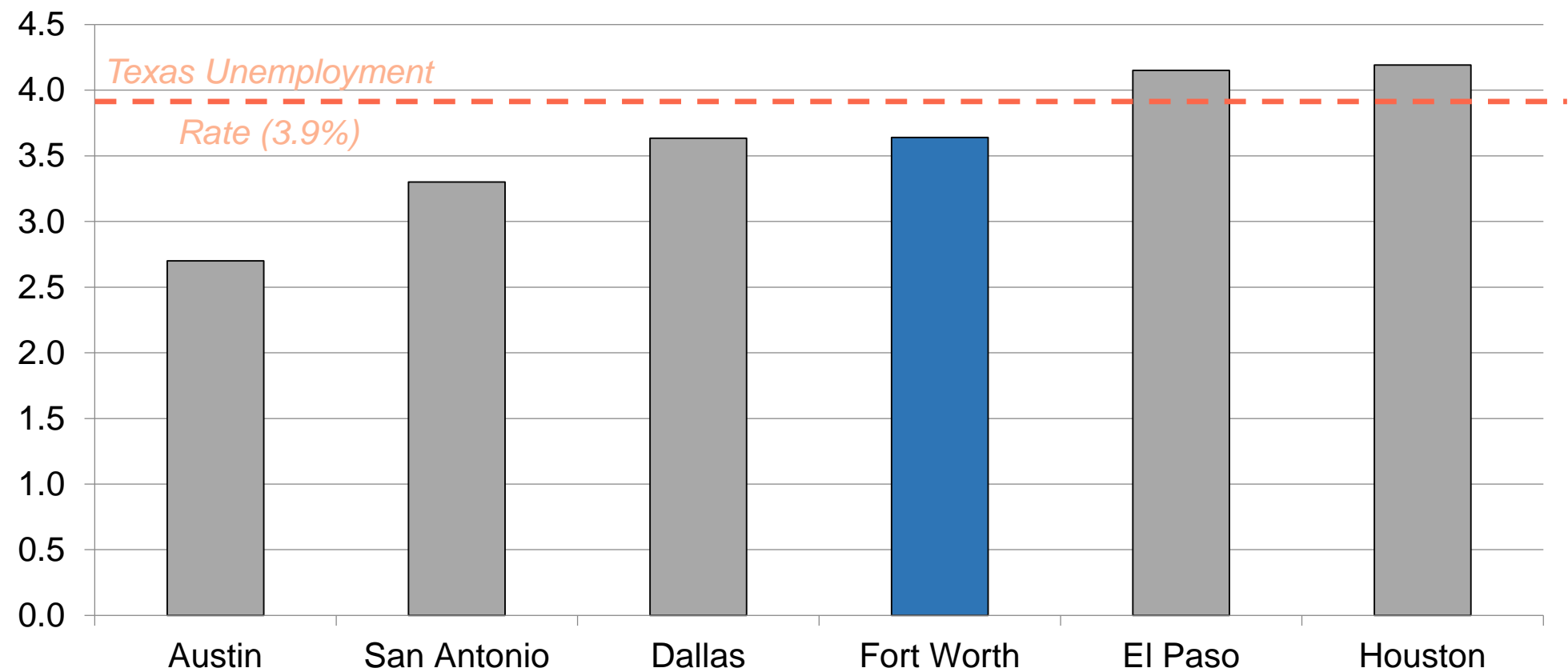## Percent Age Under 18

United States	Texas	DFW	**Fort Worth**
22.6%	26%	26.2%	**27%**

Matures
70 and over
- Fort Worth: 6.4%
- DFW: 7.1%
- Texas: 8.0%
- United States: 10.4%

Baby Boomers
50 – 69
- Fort Worth: 19.5%
- DFW: 21.7%
- Texas: 21.5%
- United States: 24.7%

Generation X
35 – 49
- Fort Worth: 20.6%
- DFW: 21.1%
- Texas: 20.0%
- United States: 19.1%

Millennials
19 – 34
- Fort Worth: 26.6%
- DFW: 23.9%
- Texas: 24.4%
- United States: 23.3%

Generation Z
age 18 and under
- Fort Worth: 27.0%
- DFW: 26.2%
- Texas: 26.0%
- United States: 22.6%

Legend: ■ Fort Worth ■ DFW ■ Texas ■ United States

Source: U.S. Census, 2017 ACS 1-Year Estimates

Unemployment Rate, 1990-2018

Low unemployment compared to U.S., since 2007

Legend: City of Fort Worth — Texas — Nation

Source: U.S. Bureau of Labor Statistics

2018 Unemployment Rate (%)

Below state average

Texas Unemployment
Rate (3.9%)

| | Austin | San Antonio | Dallas | Fort Worth | El Paso | Houston |

Source: U.S. Bureau of Labor Statistics

Unemployment Rate 2017

Unemployment not low everywhere

Citywide

2017: 5.2%
2016: 5.8%
2015: 6.3%
2014: 6.4%

Legend:
- 2 – 4.1%
- 4.1 – 6%
- 6 – 8.2%
- 8.2 – 10.2%
- 10.2 – 13.8%
- 13.8% +
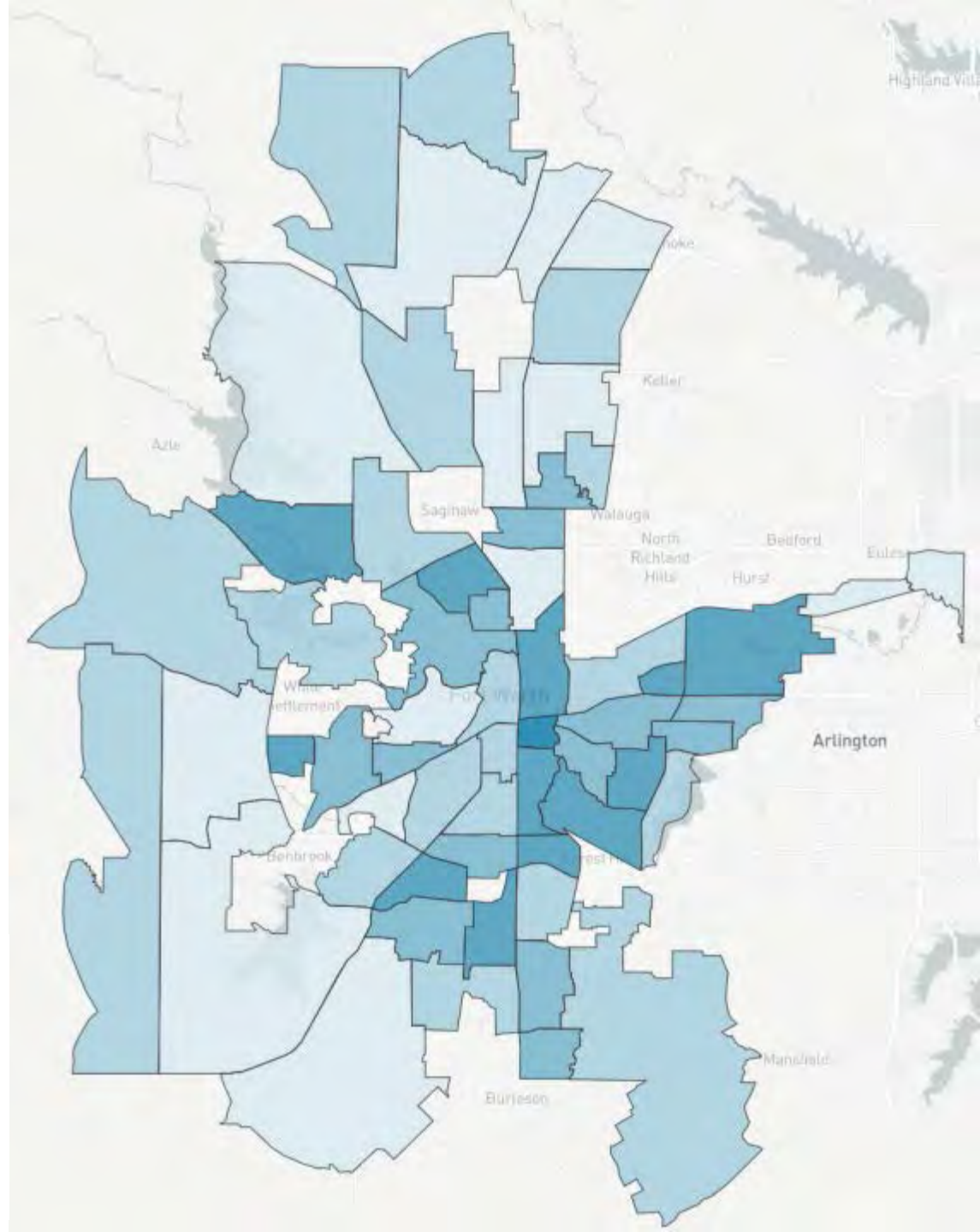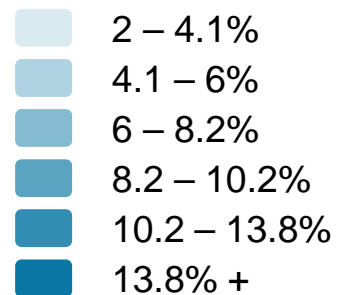
Property Tax - Net Taxable Value 1990-2018

Property values have grown with population

Legend:
- Net Taxable Value
- Net Taxable Value Adjusted for Inflation to 1990 Dollars
- Population

Key values shown: $14.9B, $60.9B, $32.7B
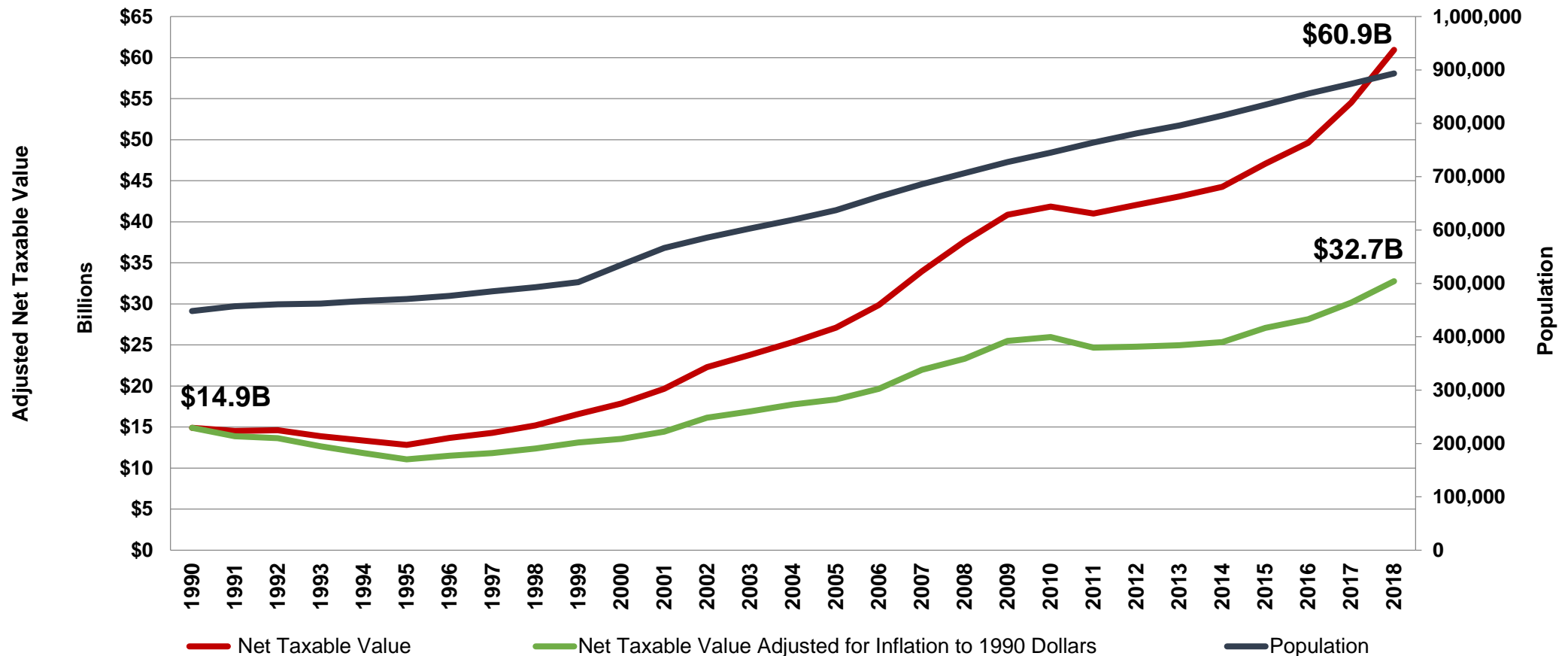
Property Tax - Net Taxable Value per Capita 1990-2018

Grown slightly per capita

$33,265

$68,235

$36,669

Net Taxable Value per Capita

Population

— Net Taxable Value Per Capita   — Net Taxable Value Per Capita Adjusted for Inflation to 1990 Dollars   — Population
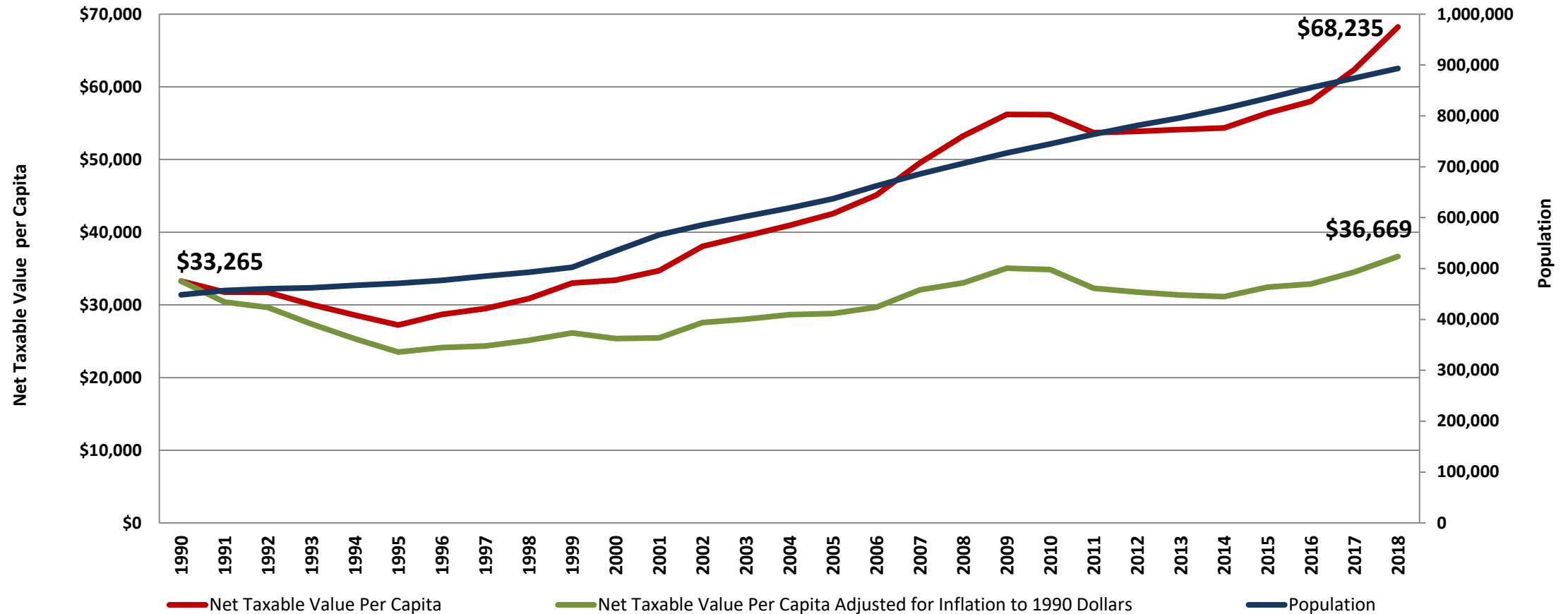
City Property Tax Revenue, 1990-2018

Revenues have grown with population

- Total Property Tax Revenue (000s)
- Total Property Tax Revenue Adjusted for Inflation to 1990 Dollars (000s)
- Population (U S Census)

Sources: Financial Management Services; U.S. Census Bureau

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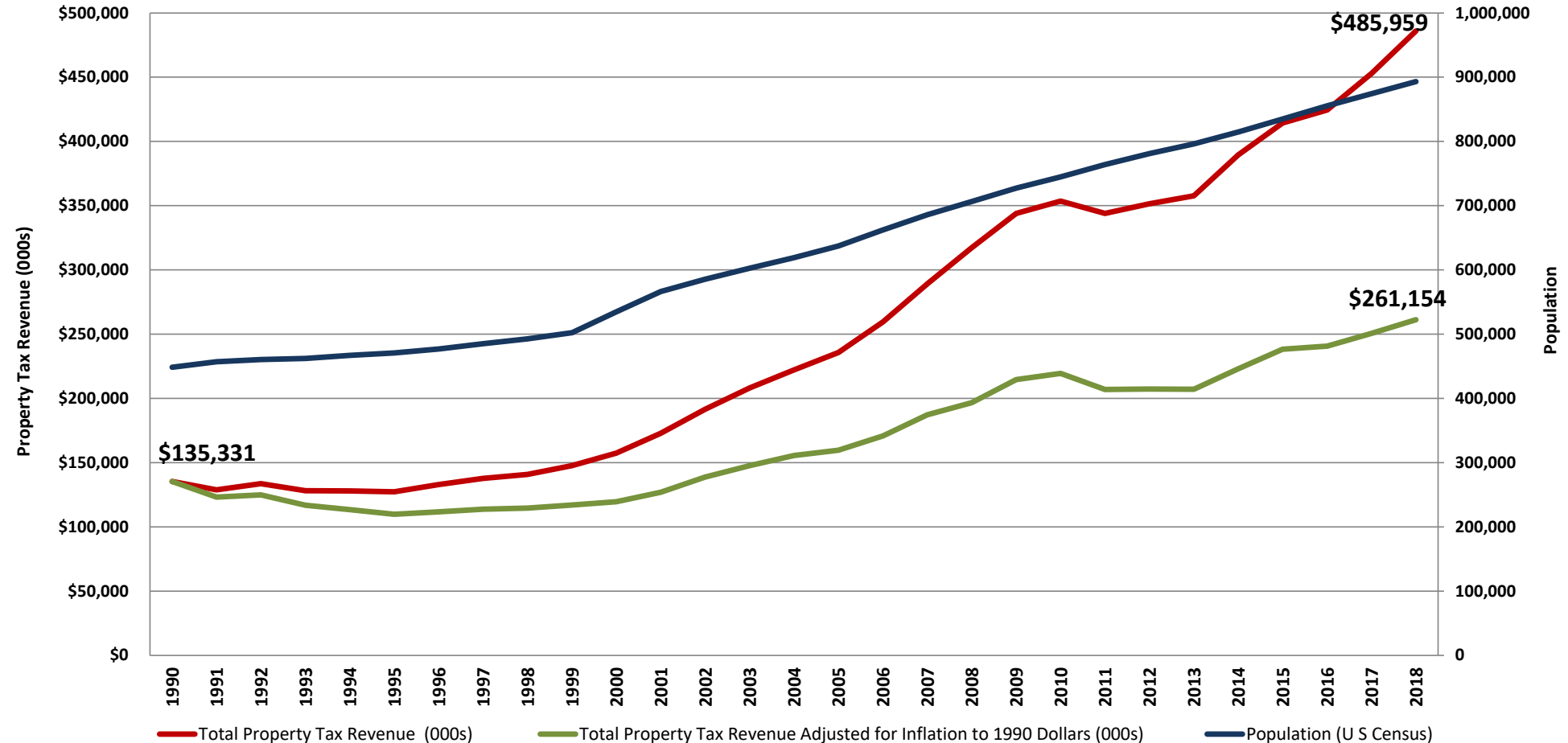
City Property Tax Revenue Per Capita, 1990-2018

But have not grown per capita
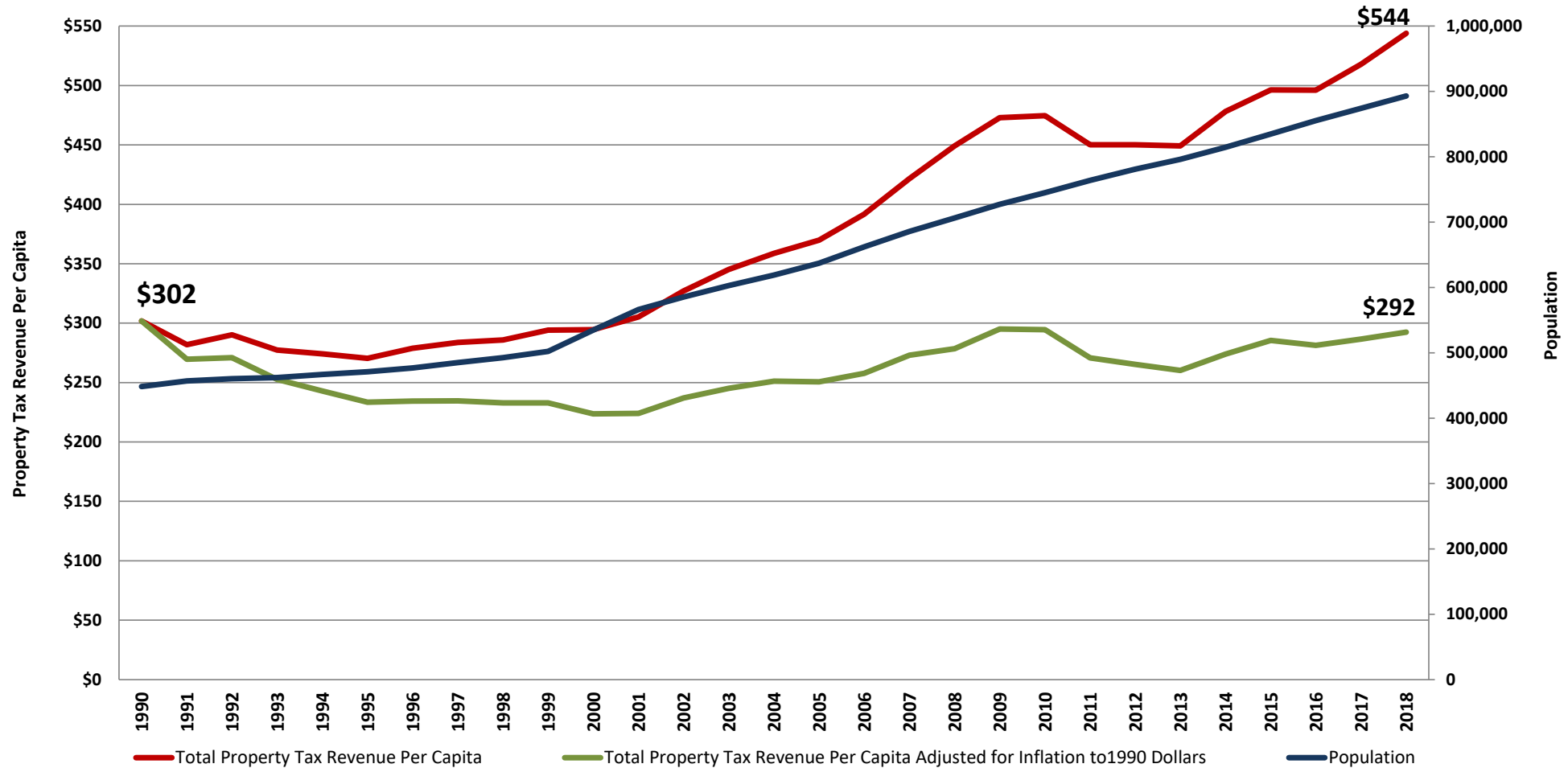
Sources: Financial Management Services; U.S. Census Bureau

City Sales Tax Revenue, 1990-2018

Sources: Adopted Budget Documents, Texas Comptroller's Office, U.S. Census Bureau

City Sales Tax Revenue Per Capita, 1990-2018

Sources: Adopted Budget Documents, Texas Comptroller's Office, U.S. Census Bureau
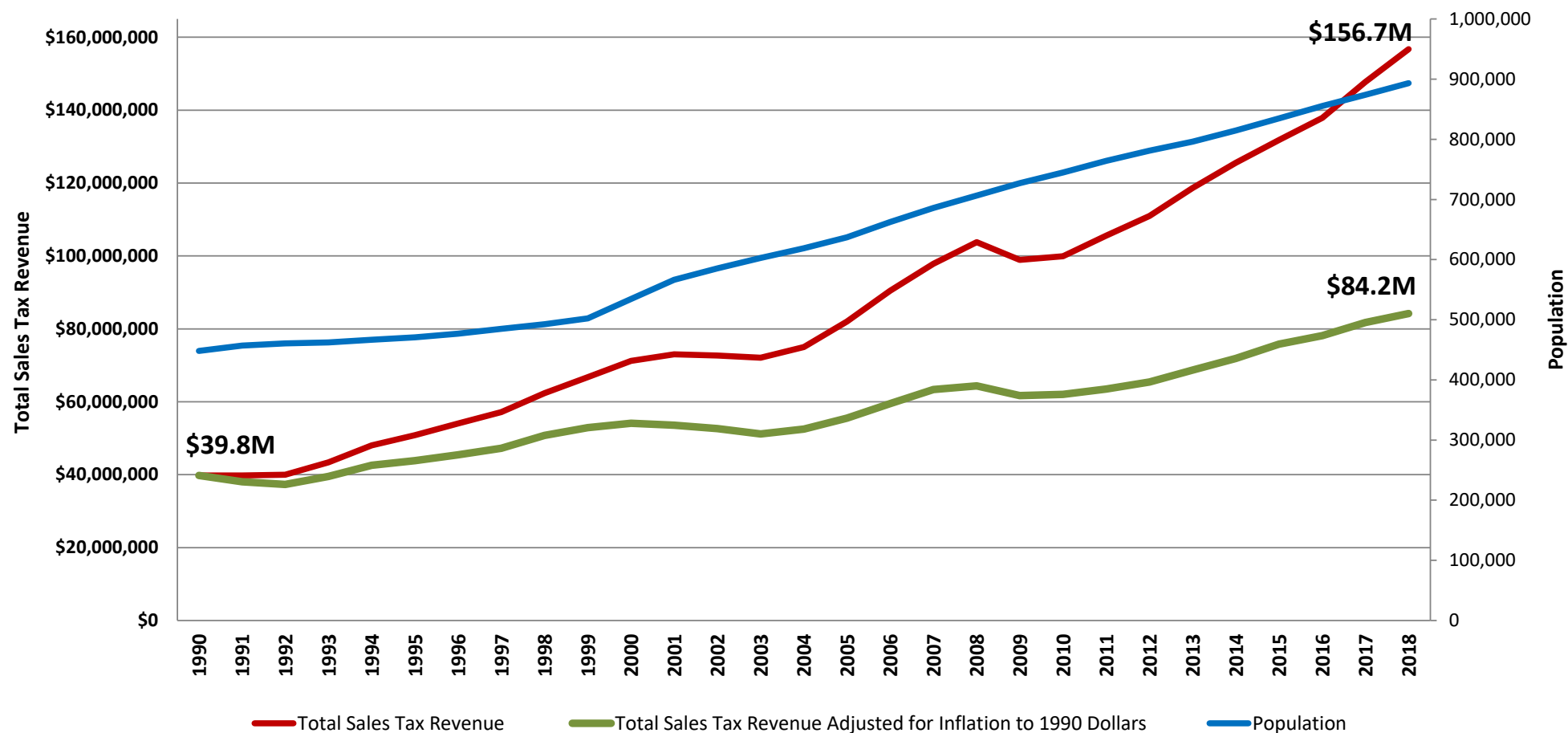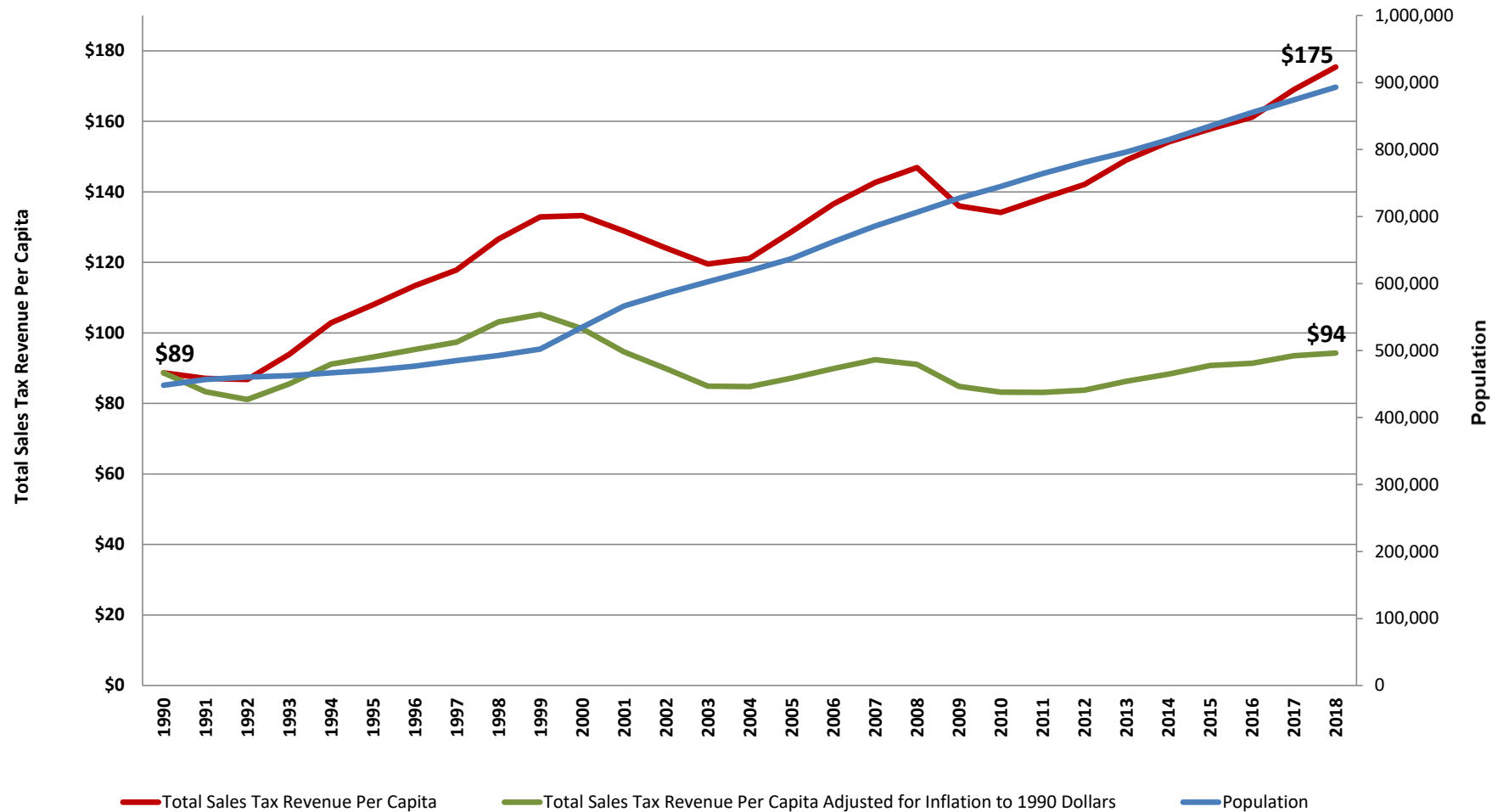
Property Tax Rate All
1990-2018

Source: Performance and Budget Department
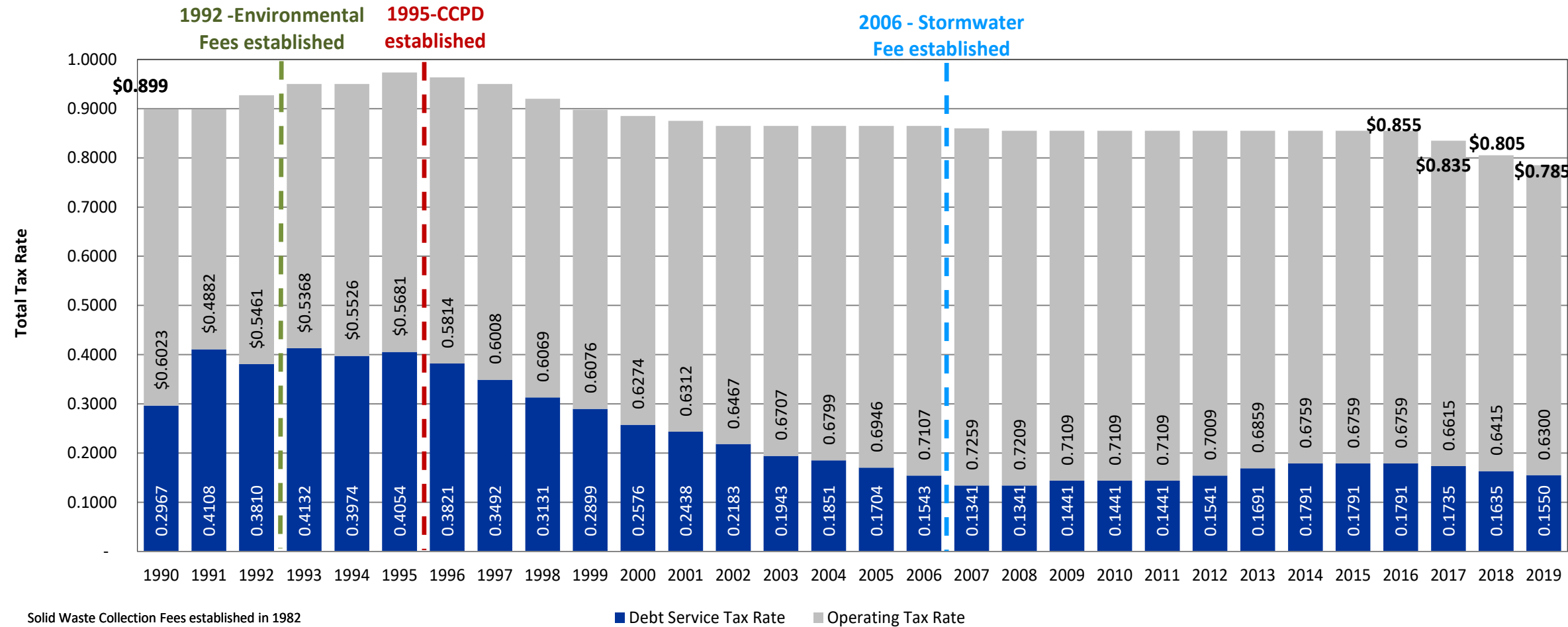
Median Home Value

2017: $169,400
2016: $151,000
2015: $136,700

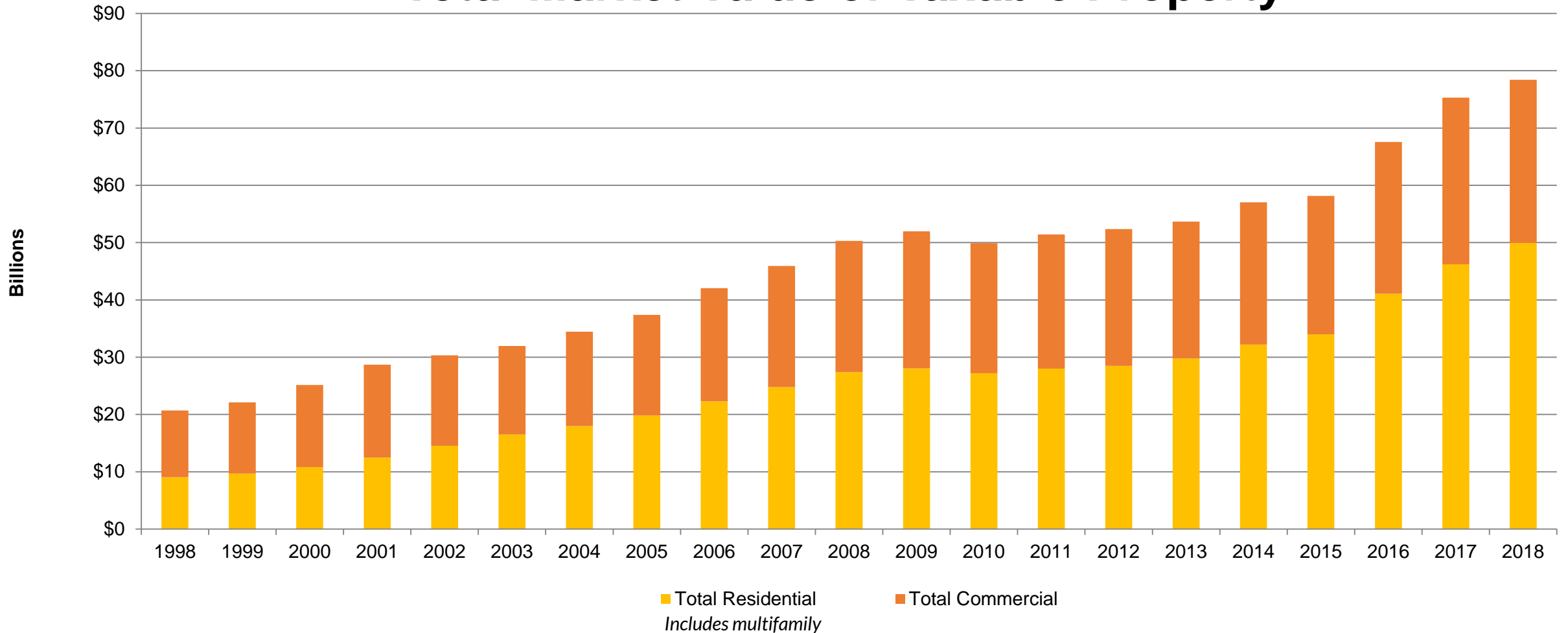$0 - $77,081

$77,082 - $127,551

$127,551 - $166,403

$166,404 - $224,318

$224,319 - $436,032

Composition of Tax Base, 1998-2018

Values nearly tripled since 1998

Total Market Value of Taxable Property

Legend: Total Residential (*Includes multifamily*) — Total Commercial

Source: Property Tax Division at the Texas Comptroller of Public Accounts
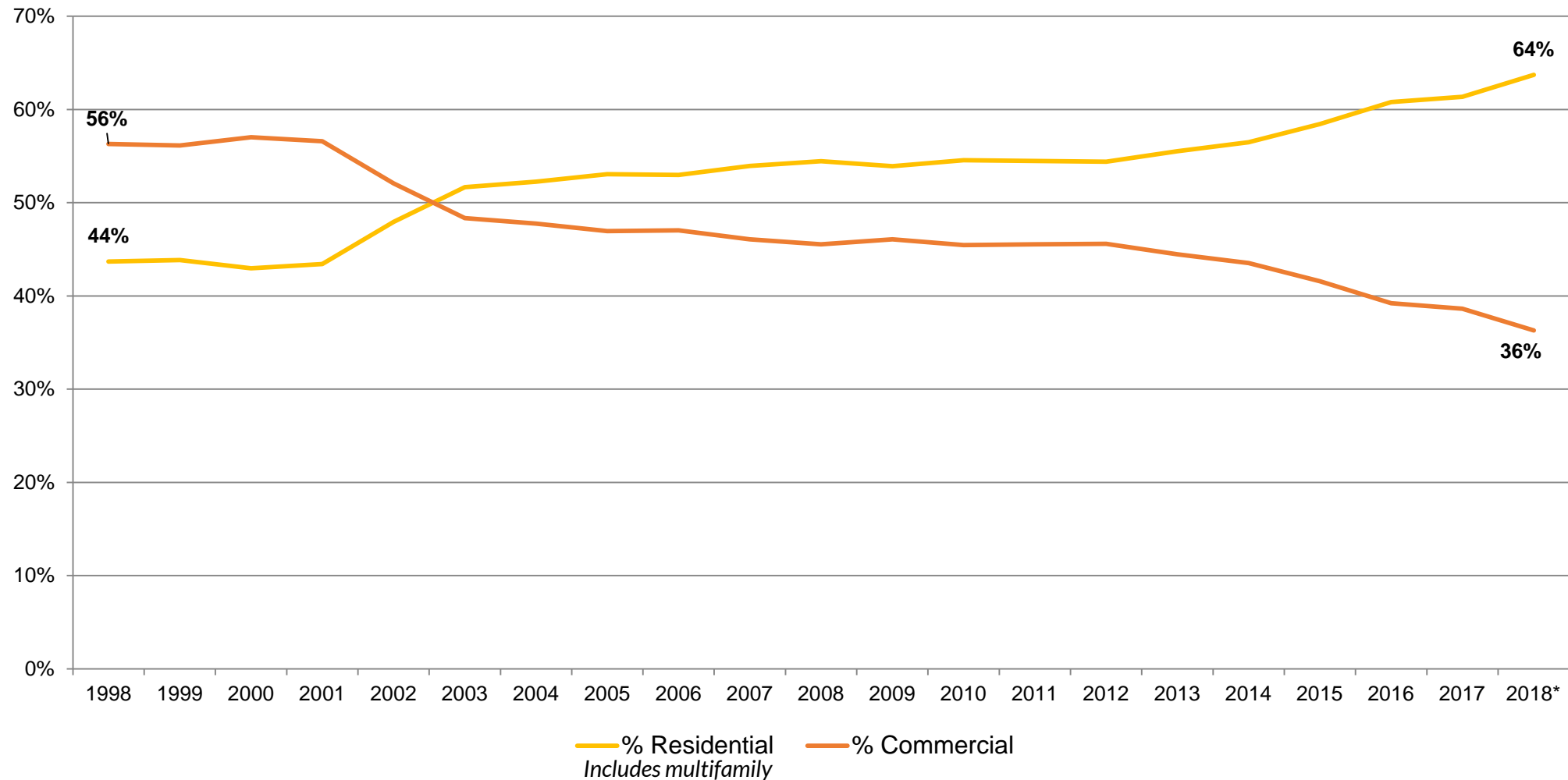
Composition of Property Tax Base
Total Market Value of Taxable Property 1998-2018*

Residential values growing faster

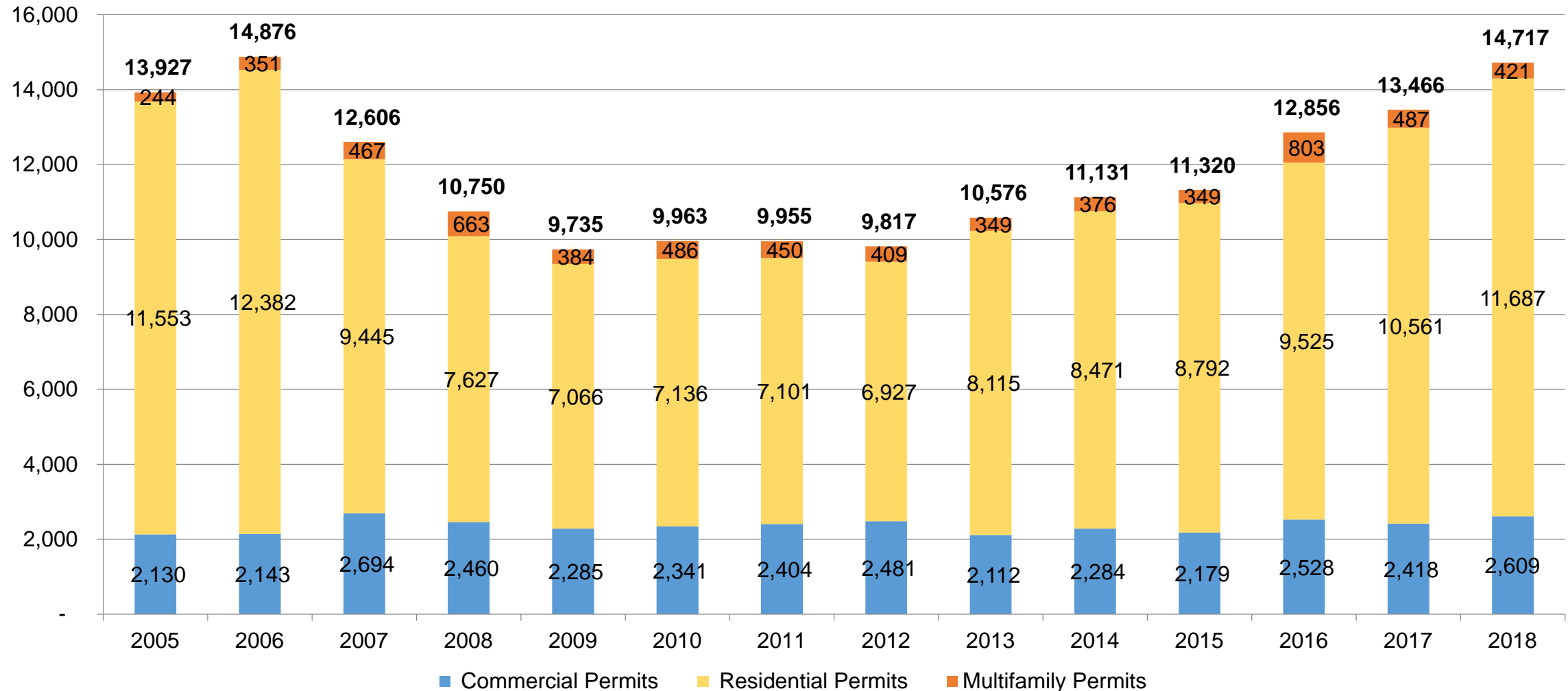
% Residential
Includes multifamily   % Commercial

Building Permits
2005-2018

Increasing residential permit activity

Year	Total	Multifamily	Residential	Commercial
2005	13,927	244	11,553	2,130
2006	14,876	351	12,382	2,143
2007	12,606	467	9,445	2,694
2008	10,750	663	7,627	2,460
2009	9,735	384	7,066	2,285
2010	9,963	486	7,136	2,341
2011	9,955	450	7,101	2,404
2012	9,817	409	6,927	2,481
2013	10,576	349	8,115	2,112
2014	11,131	376	8,471	2,284
2015	11,320	349	8,792	2,179
2016	12,856	803	9,525	2,528
2017	13,466	487	10,561	2,418
2018	14,717	421	11,687	2,609

■ Commercial Permits   ■ Residential Permits   ■ Multifamily Permits

Residential includes Duplexes and Townhomes

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Permit Construction Value
2005-2018

Chart — Permit Construction Value 2005-2018. Stacked bar chart showing Commercial, Residential, and Multifamily values per year:

Year	Multifamily	Residential	Commercial	Total
2005	168 M	1.1 B	571 M	$1.8 B
2006	186 M	1.3 B	851 M	$2.3 B
2007	195 M	876 M	1 B	$2. B
2008	239 M	555 M	1.2 B	$2. B
2009	75 M	479 M	1 B	$1.6 B
2010	77 M	463 M	1.2 B	$1.8 B
2011	81 M	435 M	818 M	$1.3 B
2012	115 M	499 M	871 M	$1.5 B
2013	199 M	624 M	1.5 B	$2.4 B
2014	253 M	641 M	1.2 B	$2. B
2015	250 M	668 M	1.4 B	$2.3 B
2016	388 M	690 M	1.6 B	$2.7 B
2017	278 M	965 M	2.8 B	$4 B
2018	398 M	1079 M	2. B	$3.4 B

Legend: ■ Commercial ■ Residential ■ Multifamily

*Residential includes
duplexes and townhomes*

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Taxable Value: New vs. Appreciation

Change in Taxable Value (2010-2018)

*Commercial values
not appreciating*

Legend: Residential Base — Commercial Base — New Residential — New Commercial
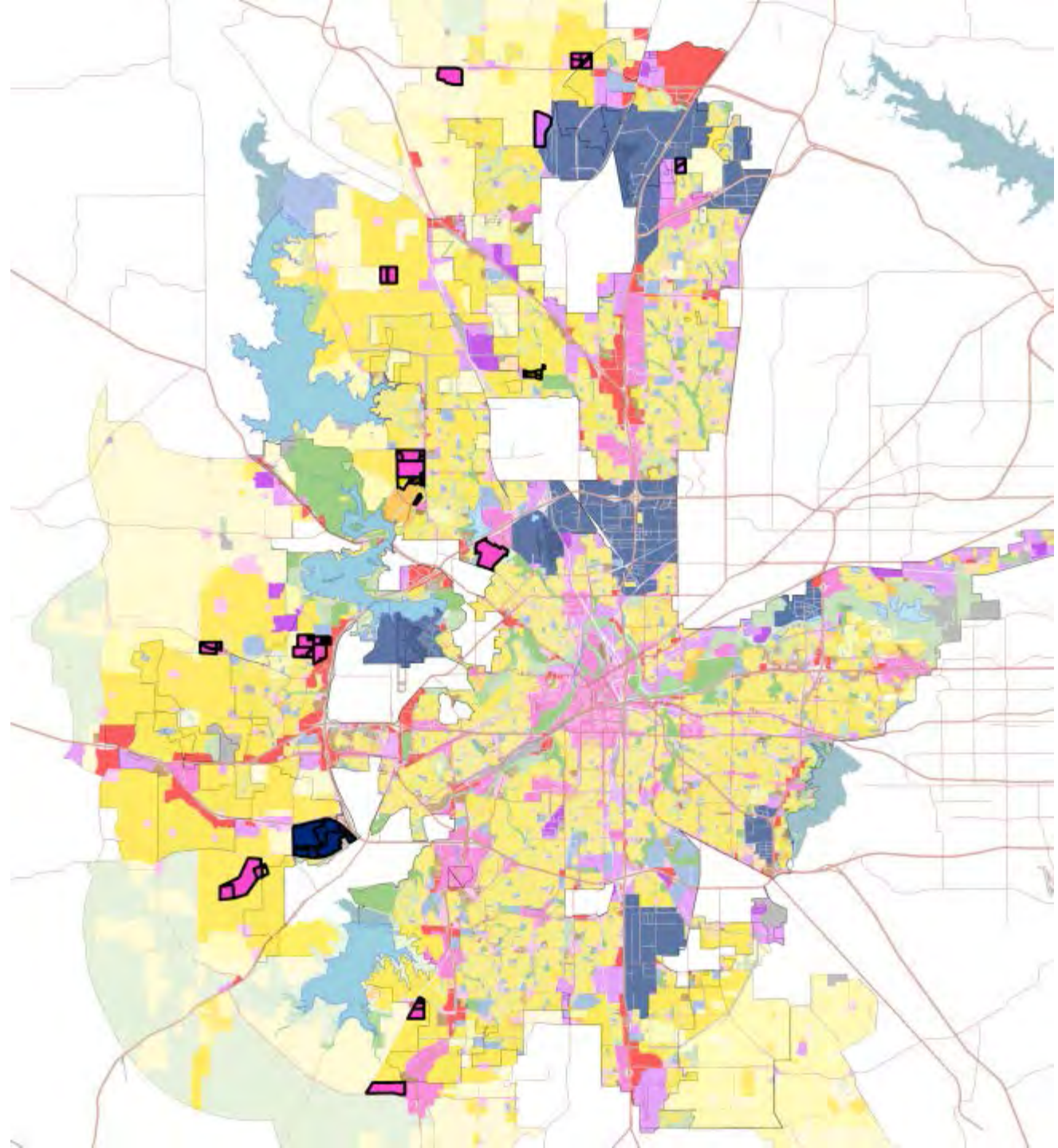
Source: Performance and Budget
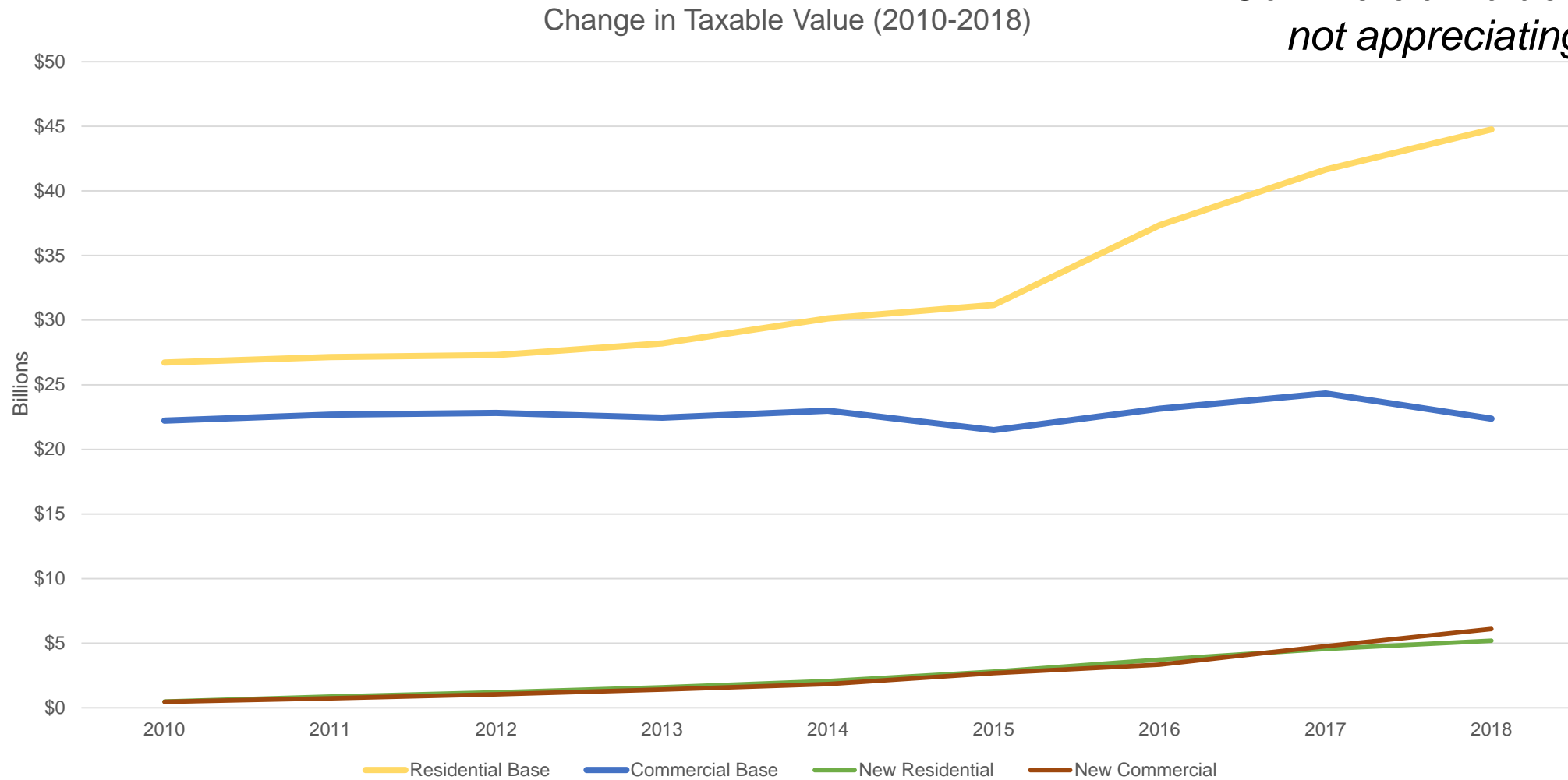
2018 Zoning Changes
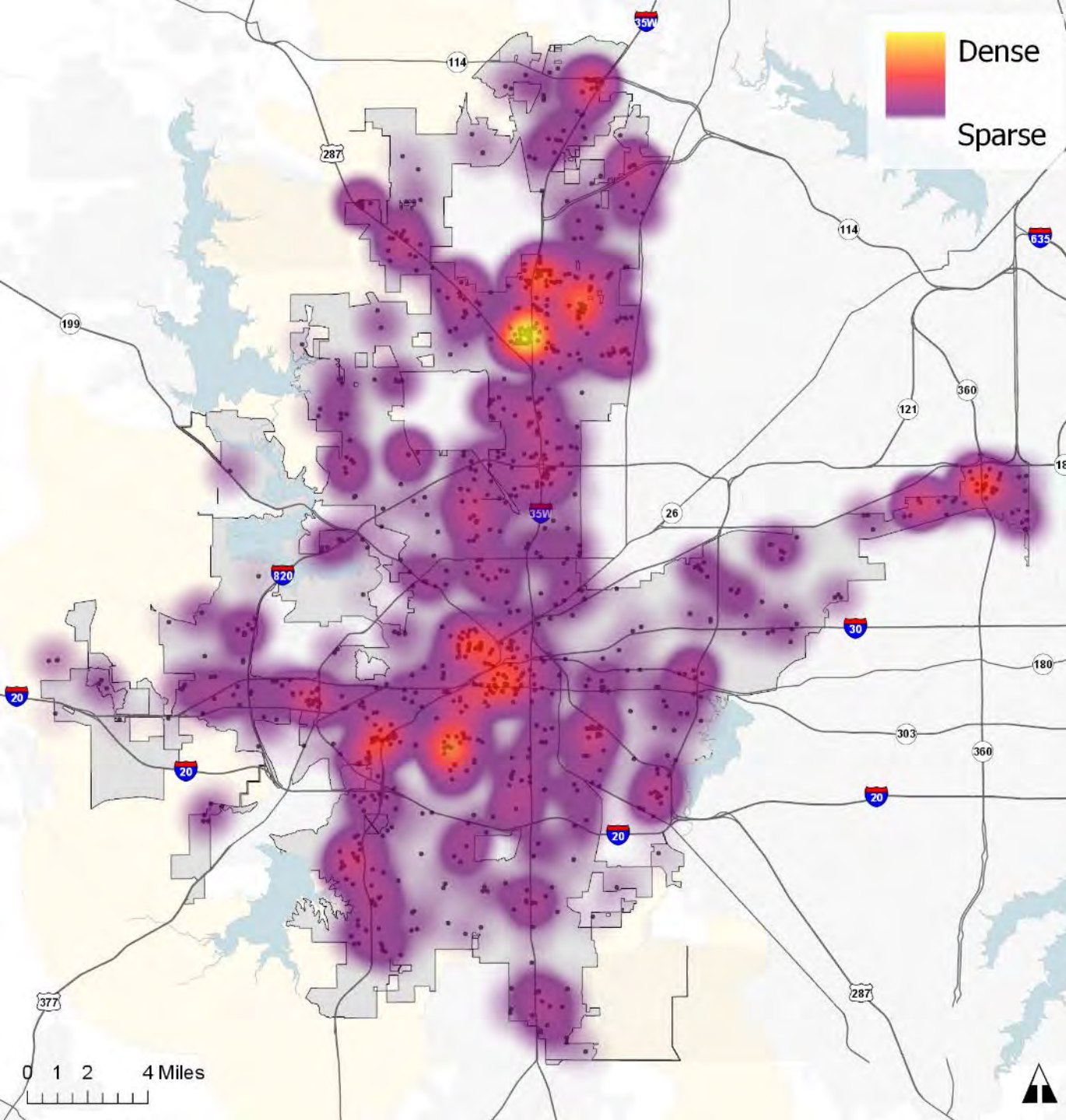
1,215 acres changed to industrial and commercial
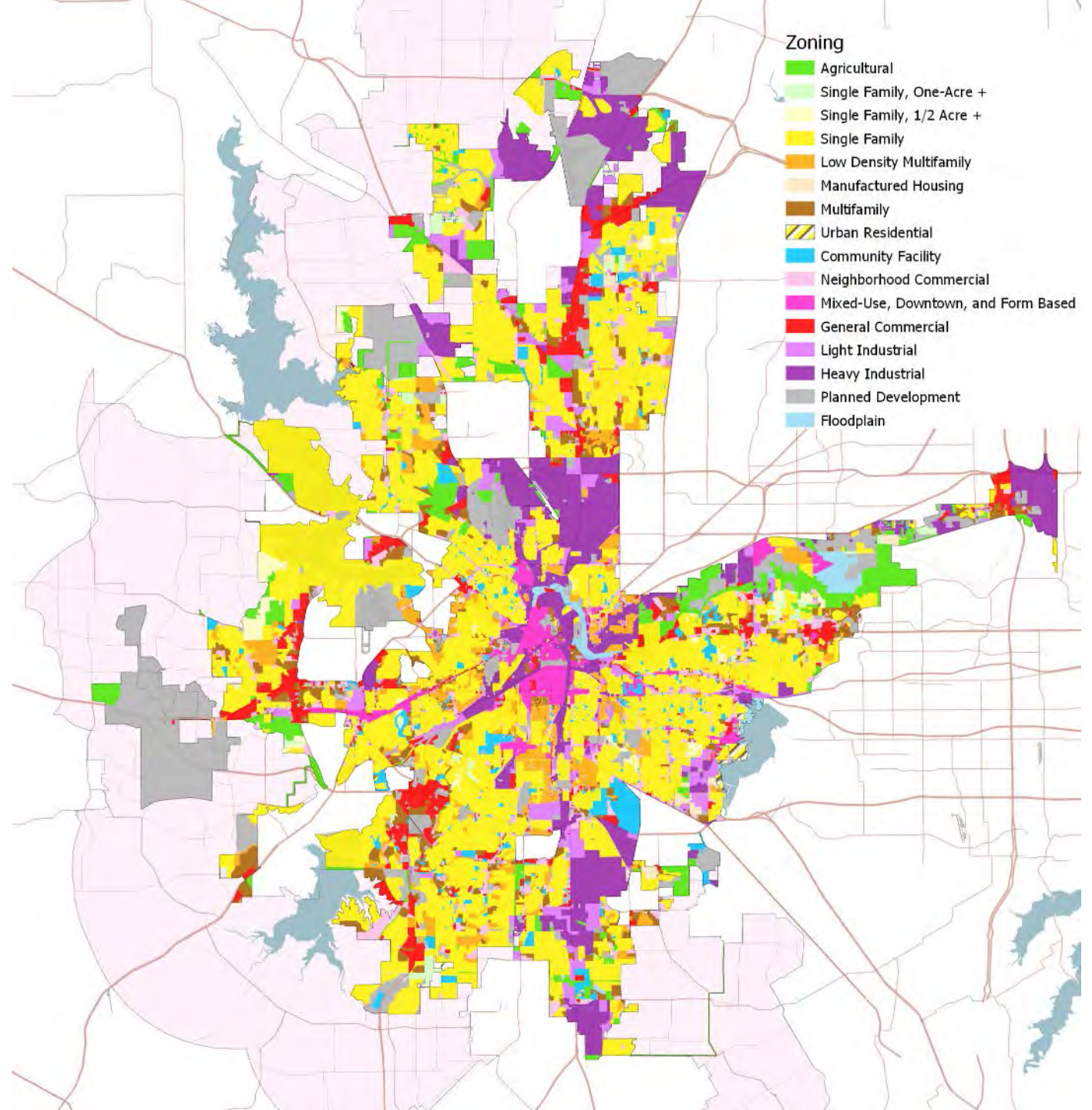
2019 Proposed Future Land Use Changes

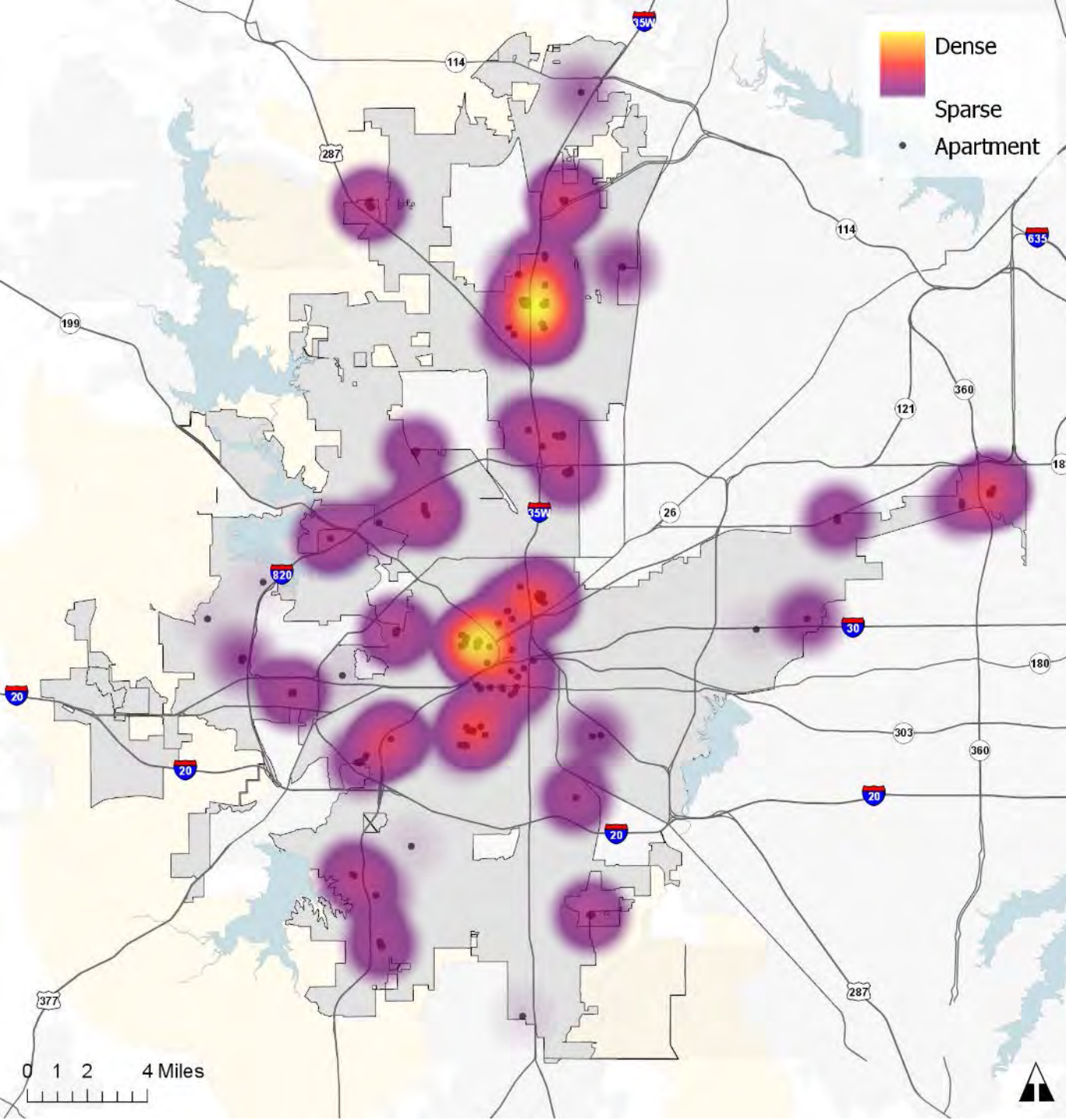**4,148 acres** changed from single-family to mixed-use and industrial

Commercial Building Permits Issued 2014-2018

Excluding Multifamily

Permits in all sectors

Source: Panning & Development

New Multifamily
Building Permits
Issued 2014-2018

Central city, north, and east

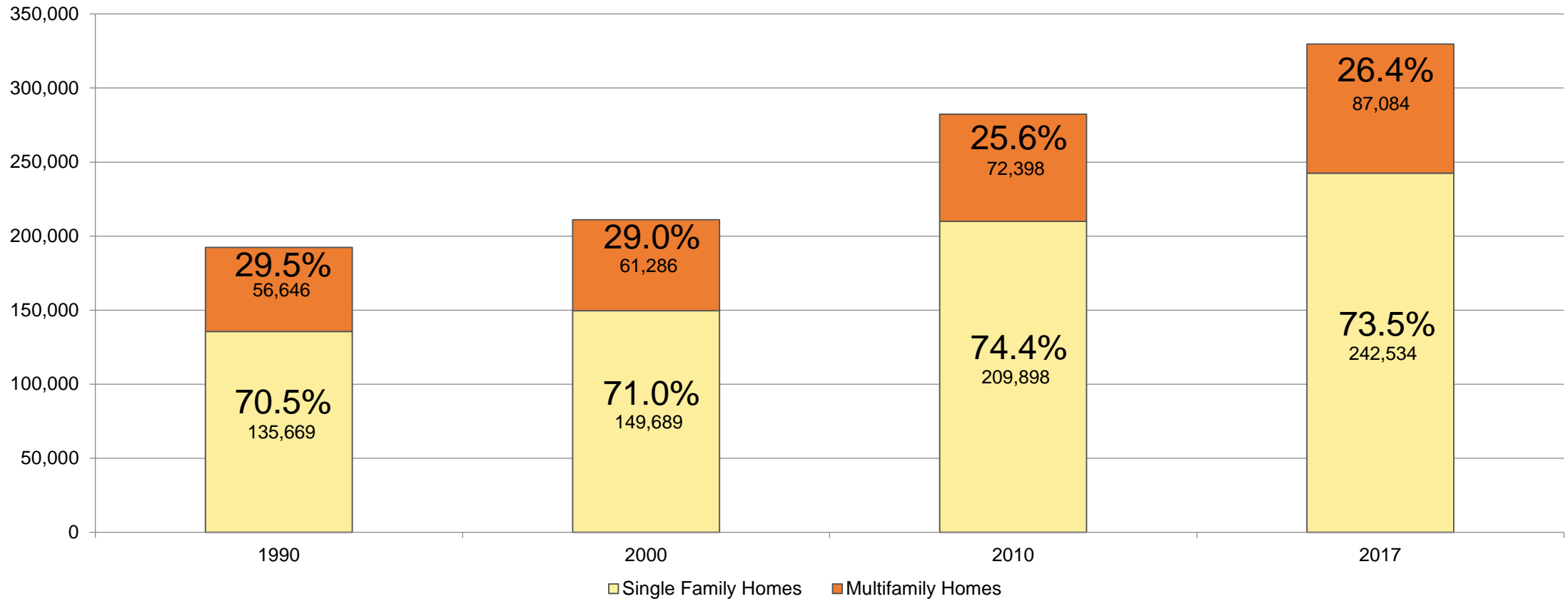Source: Planning & Development
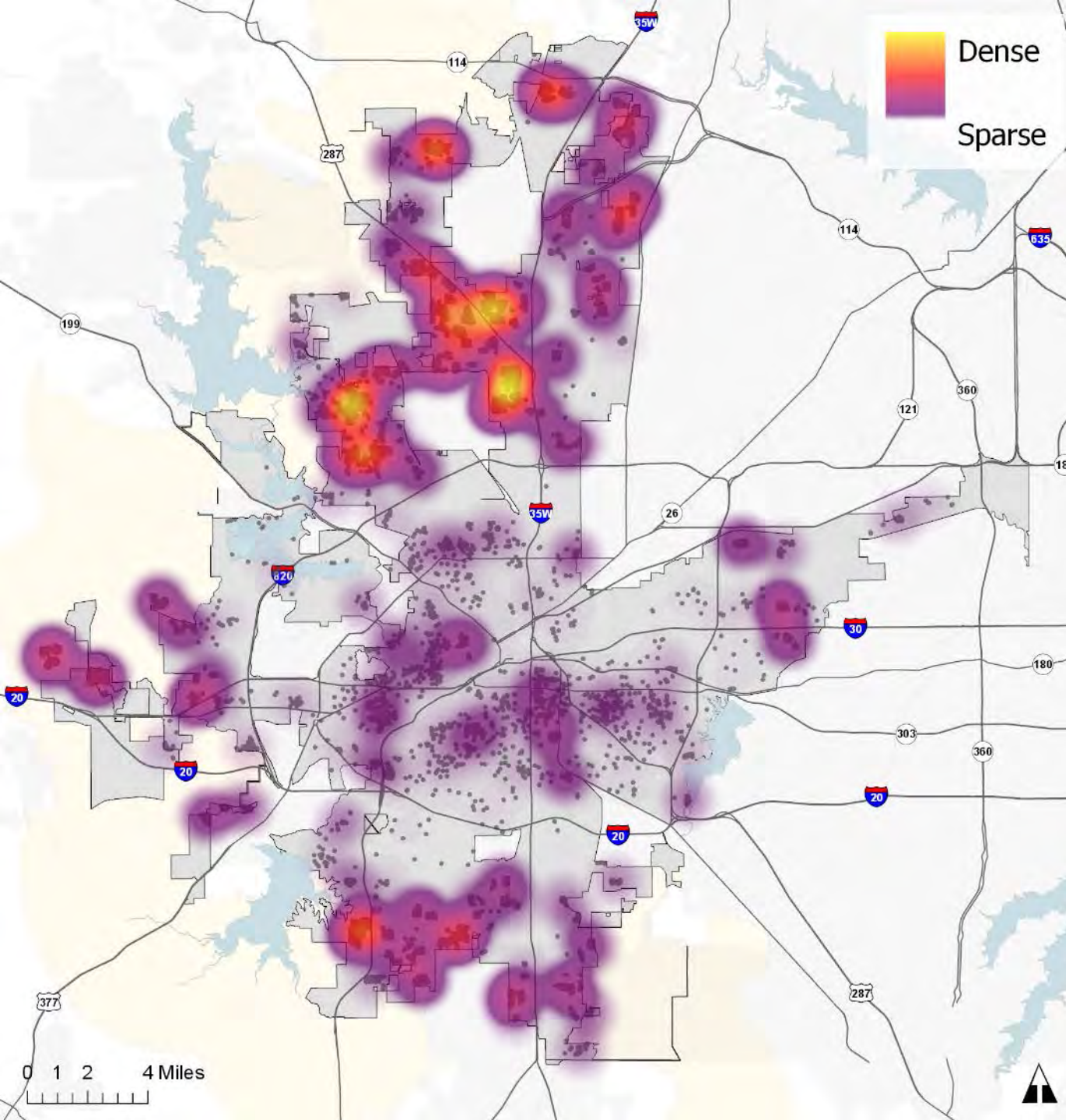
New Residential
Building Permits
Issued 2014-2018

Excluding multifamily

Far northwest

Source: Planning & Development

Single Family and Multifamily Units 1990-2017

Both growing steadily

29.5% 56,646		
70.5% 135,669		

Single Family Homes ☐   Multifamily Homes ☐

- Source: U.S. Census Bureau, 2010 Census, 2017 ACS 1-Year Estimates

Note: Duplex and mobile home data included in single family home total.

# Metro Area Median Housing Price, 1990-2018

Price spike since 2011

$300,000

$265,000

$250,000

$220,260

$200,000

$150,000

$142,411

$121,000

$100,000

$84,693

$50,000

$0

1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018

— Median Price — Median Price Adjusted for Inflation — Fort Worth Median Price

Source: Texas A&M Real Estate Center- Texas Housing Affordability Index (Dallas–Fort Worth–Arlington MSA and Fort Worth Local Market Area)

Median Household Income, 1990-2017

$30,967

$60,205

$33,311

Legend: US — Texas — Fort Worth — Fort Worth Adjusted for Inflation

Source: U.S. Census Bureau
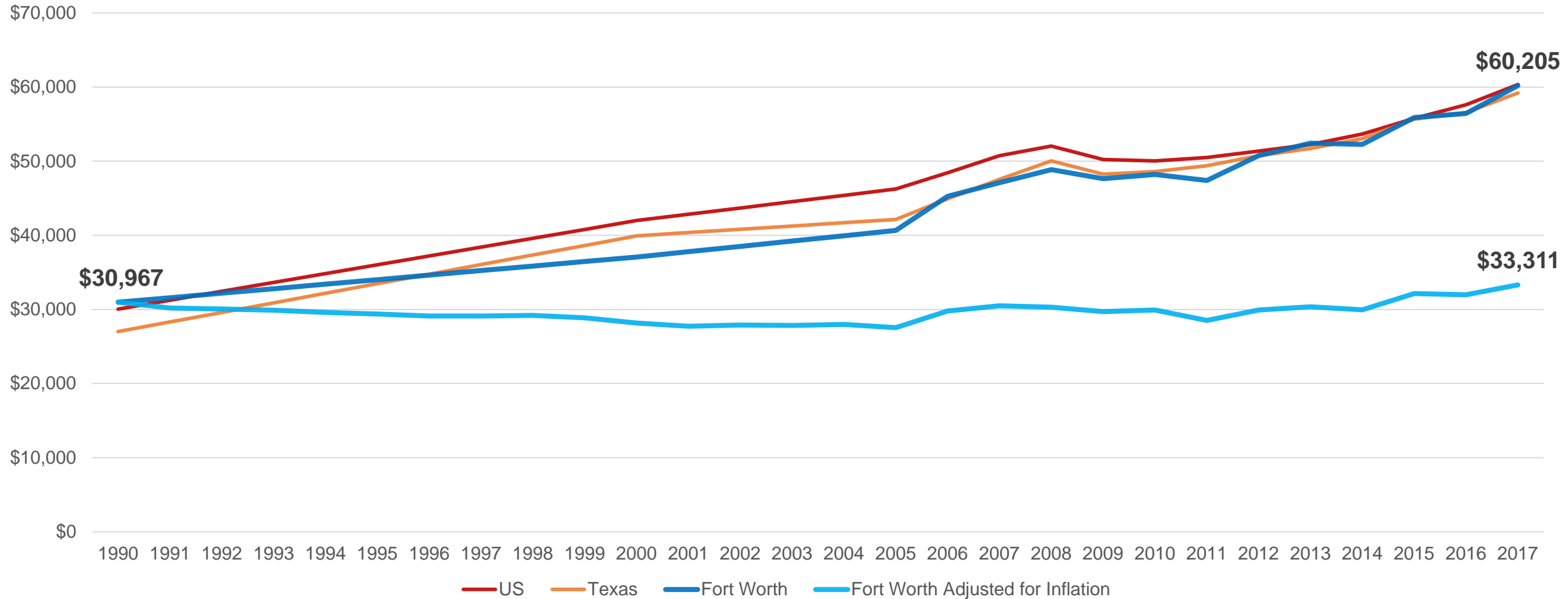
Median Household Income, 2017

Citywide
2017: $57,309
2016: $56,428
2015: $55,888
2014: $52,273

Source: U.S. Census Bureau, 2014, 2015, 2016, 2017
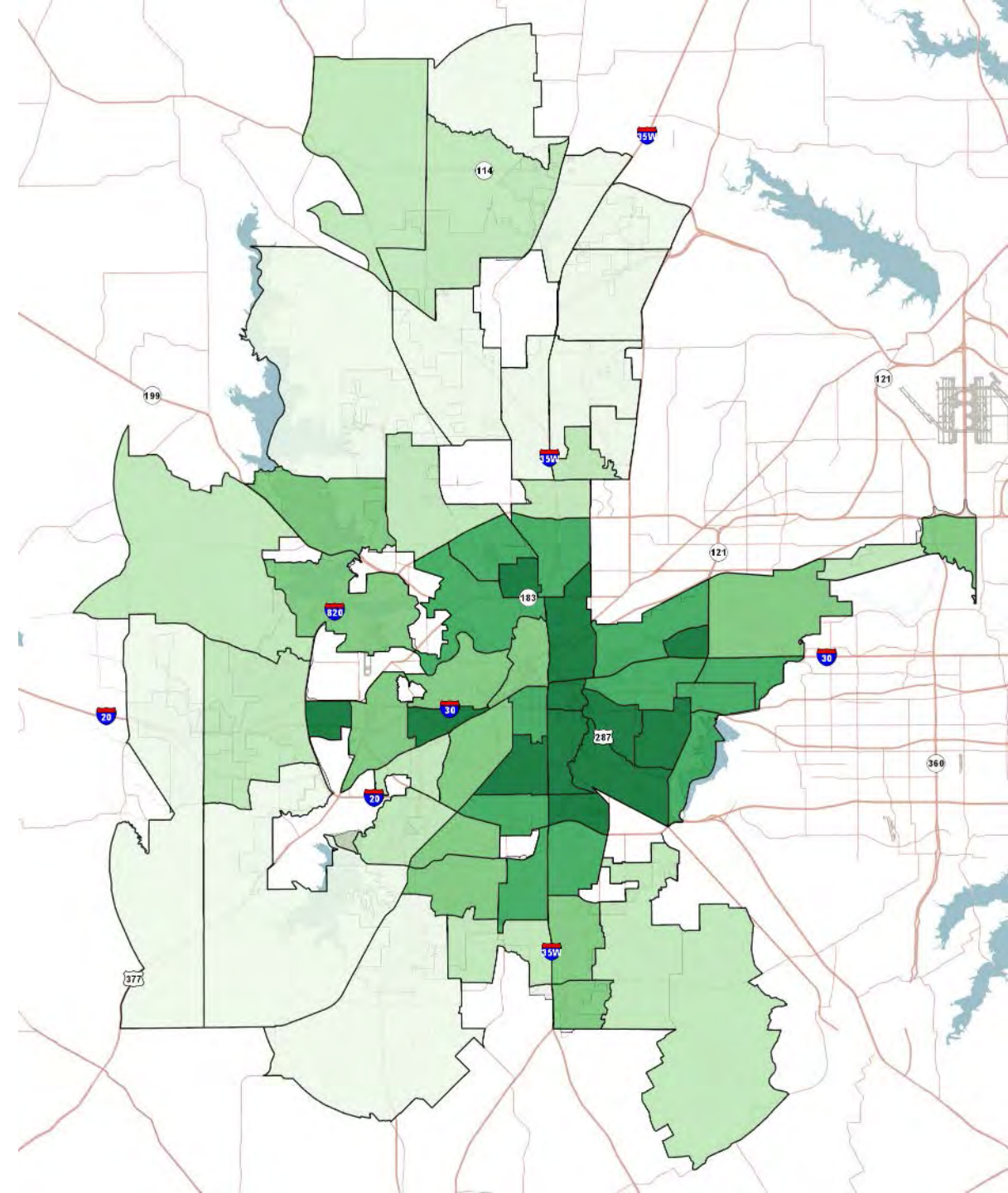*American Community Survey 1-Year Estimates*

Incomes vary widely across city

Map Source: U.S. Census Bureau, 2013-2017
American Community Survey 5-Year Estimates

Median Household Income

≤ $38,000
≤ $48,750
≤ $62,500
≤ $79,500
≤ $180,000

0   2   4 Miles
NORTH
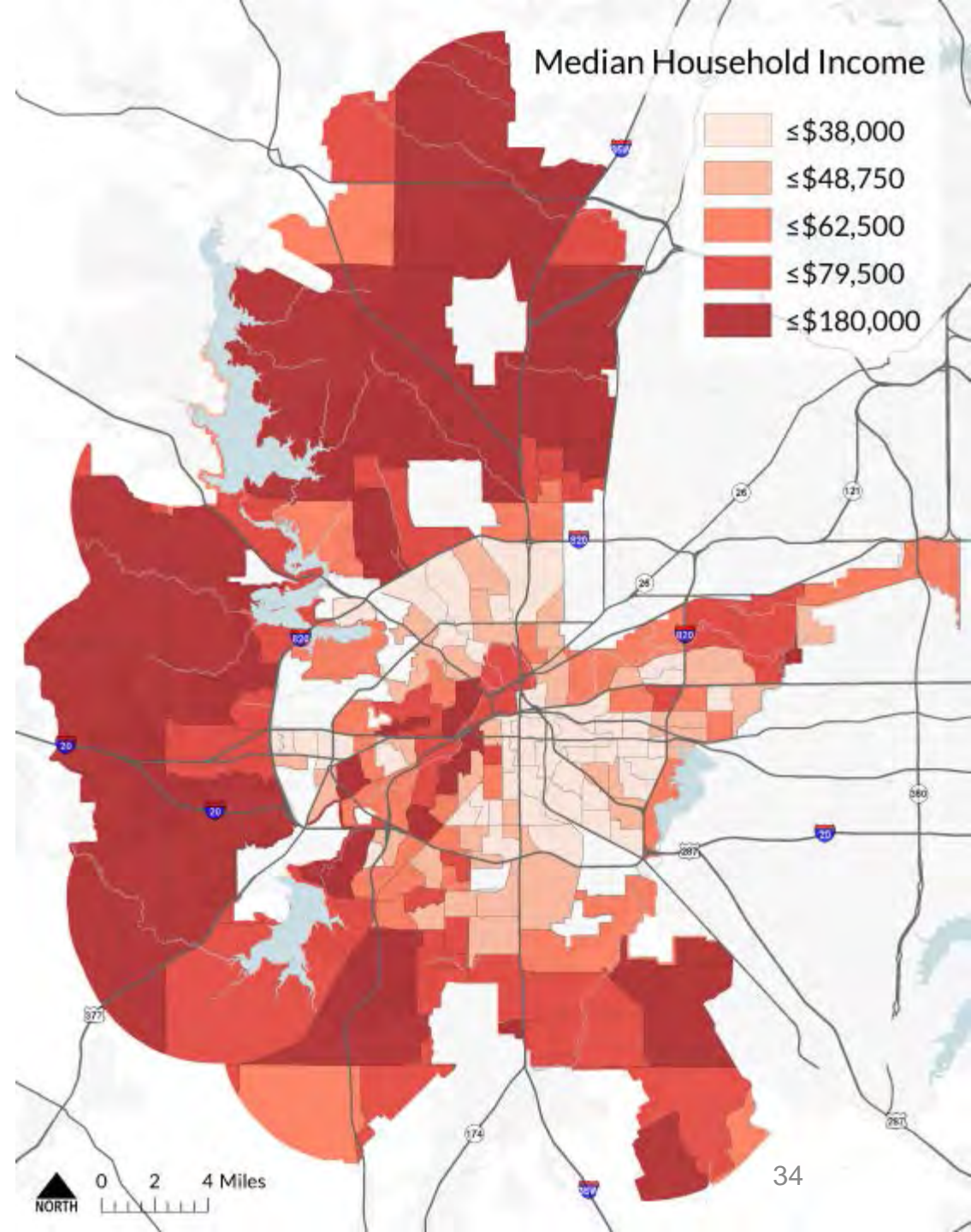
Poverty Rate 2017

Citywide
2017: 16.9%
2016: 18.0%
2015: 18.8%
2014: 19.3%

Percent in Poverty

1.9% - 6.1%
6.2% - 12.3%
12.4% - 18.2%
18.3% - 25.1%
25.2% - 55.5%

Source: U.S. Census, ACS 5-Year Estimates

Educational Attainment 2017

Age 25 Years and Over

Bachelor's or Higher
- Fort Worth: 29.7%
- DFW: 34.6%
- Texas: 29.6%
- United States: 32.0%

Some College or Associates
- Fort Worth: 27.7%
- DFW: 28.4%
- Texas: 29.0%
- United States: 28.9%

High School Degree or Equivalent
- Fort Worth: 23.7%
- DFW: 22.5%
- Texas: 25.1%
- United States: 27.1%

No High School Degree
- Fort Worth: 18.8%
- DFW: 14.6%
- Texas: 16.4%
- United States: 12.0%

Legend: ■ Fort Worth ■ DFW ■ Texas ■ United States

Source: U.S. Census, 2017 ACS 1-Year Estimates

Bachelors Degree or Higher

Age 25 Years and Over

2017: 29.7%
2016: 27.6%
2015: 27.3%

Source: U.S. Census, 2017 ACS 1-Year Estimates

Bachelors or Higher
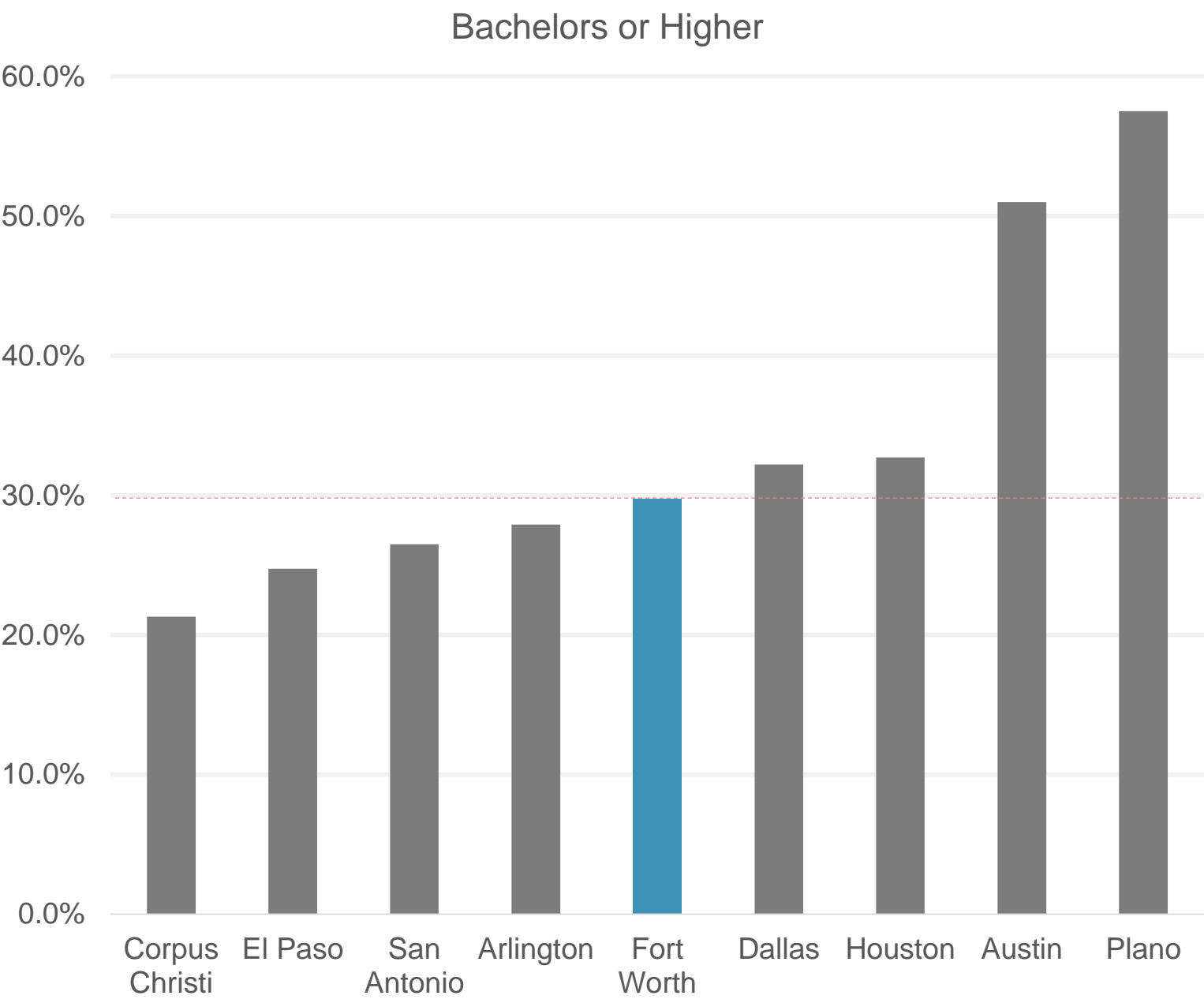
UCR Crime Rate 1990-2018

Declining crime rate since 1990, even during recessions
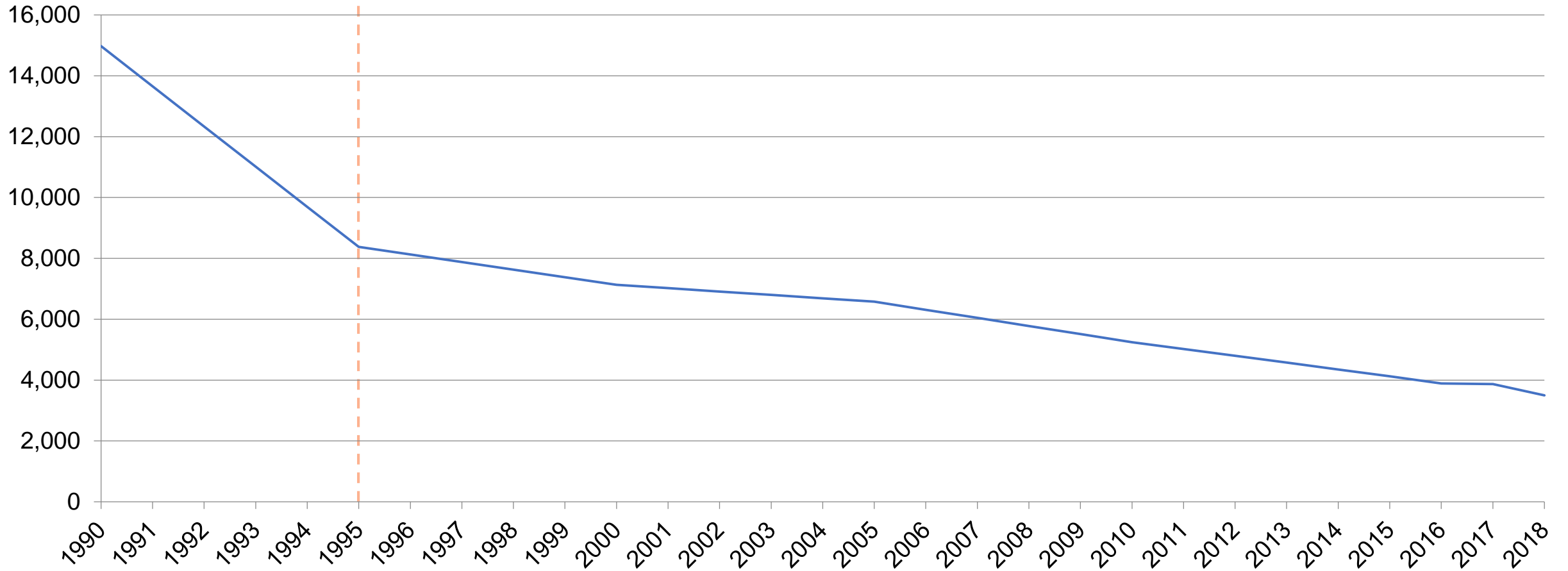
Crime Rate (per 100,000) includes only Uniform Crime Report Part I offenses (Murder, Rape, Aggravated Assault, Burglary, Robbery, Larceny-Theft, Motor Vehicle Theft, and Arson)
Source: Police Department Record Management System

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Percent of Population within ½ Mile of a Trail or Bikeway

2018: 42.0%
2017: 40.9%
2016: 38.1%
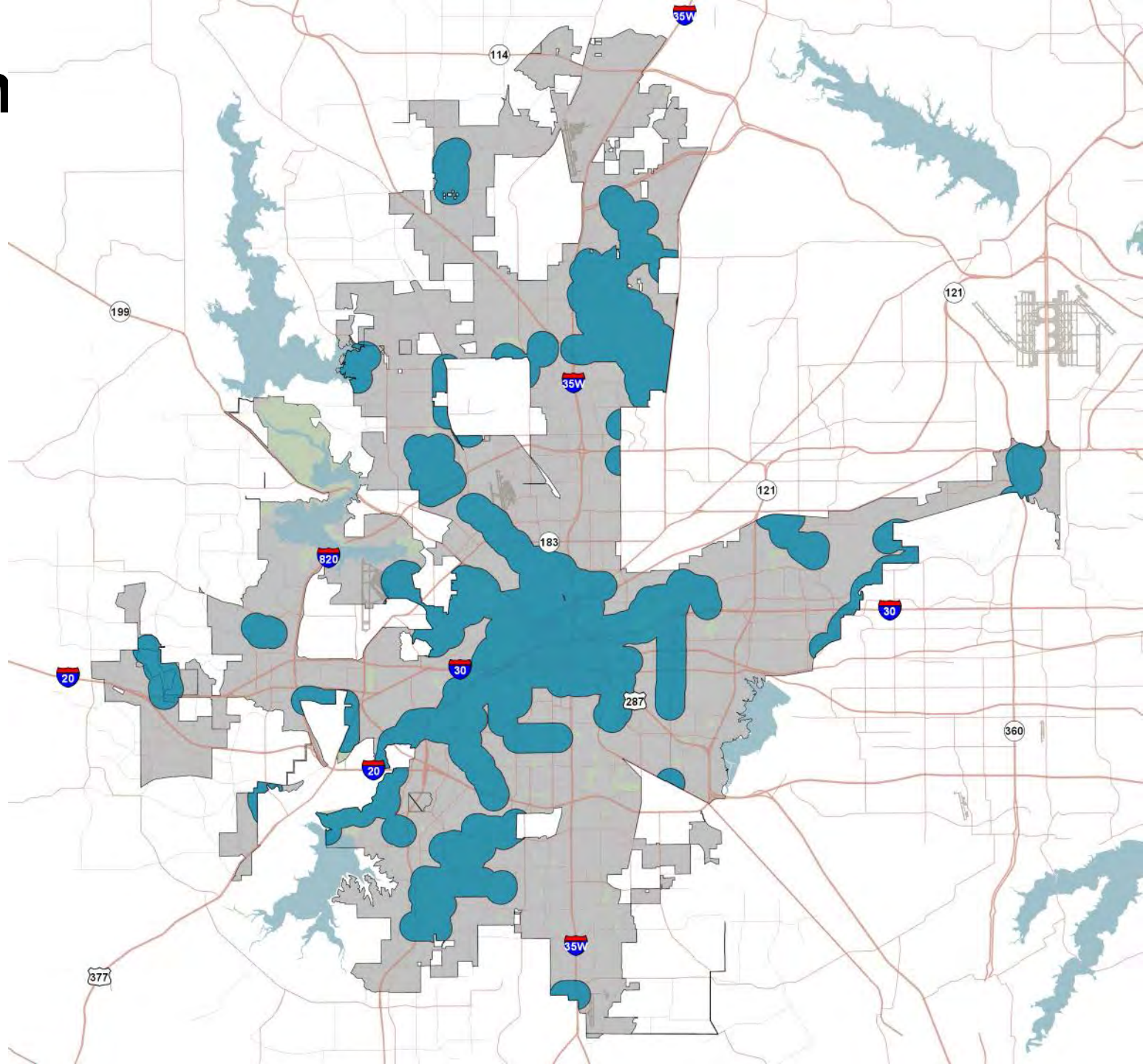
Percent of Population within ½ Mile of a Park

2018: 75.2%
2017: 75.0%
2016: 70.1%
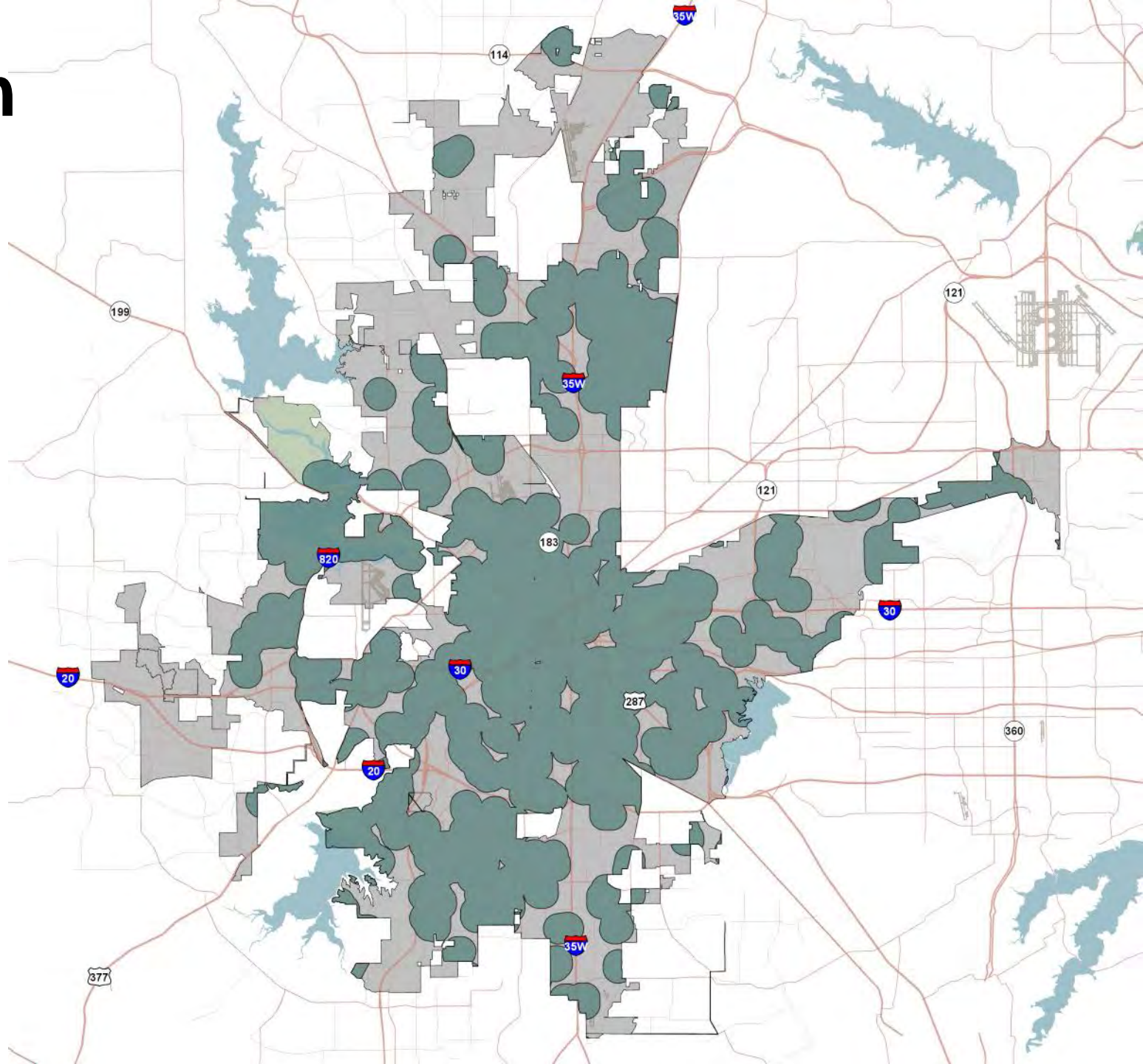
Percent of Population within 1 ½ Miles of Library or Community Center

2018: 54.6%
2017: 54.0%
2016: 54.0%
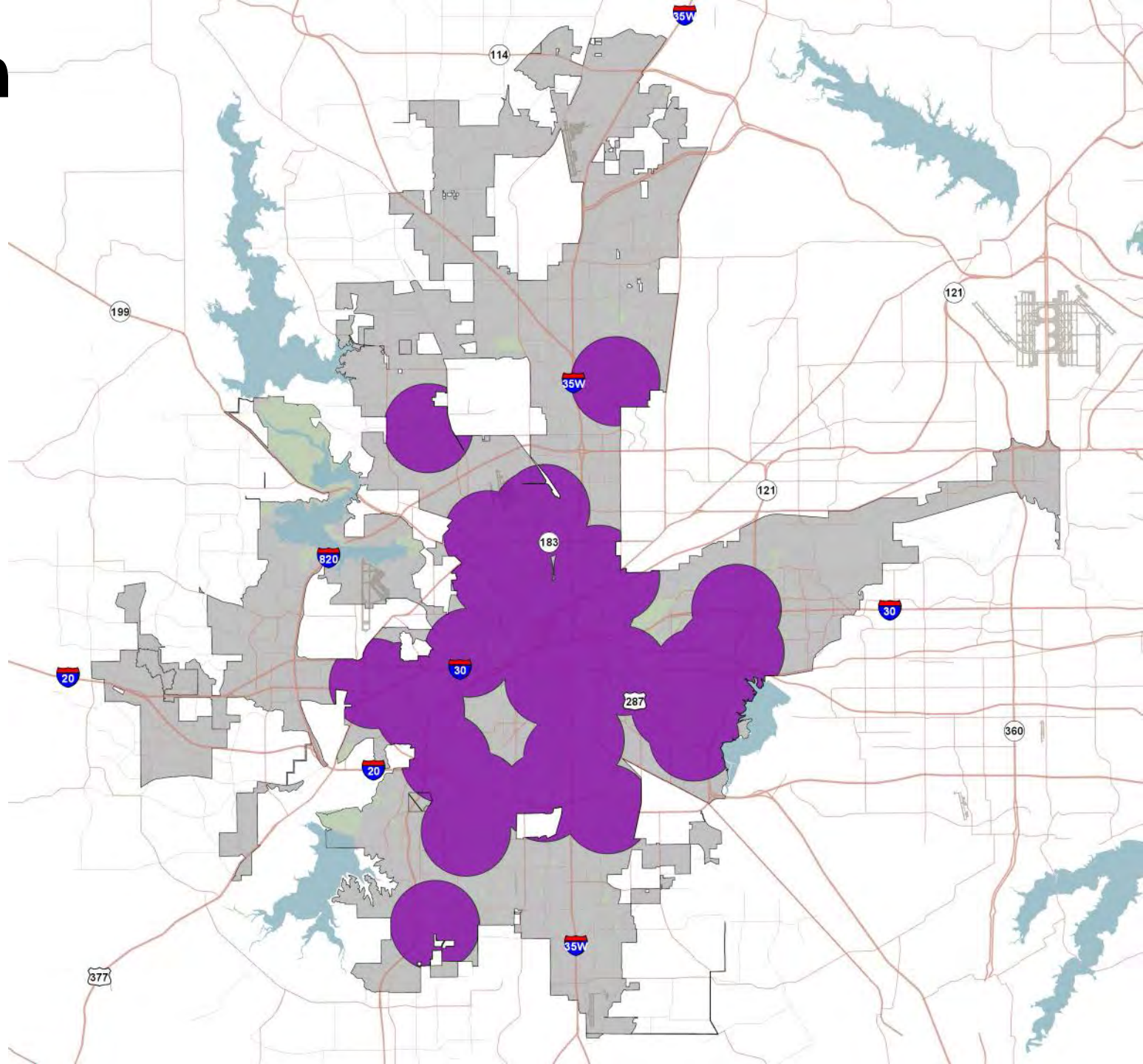
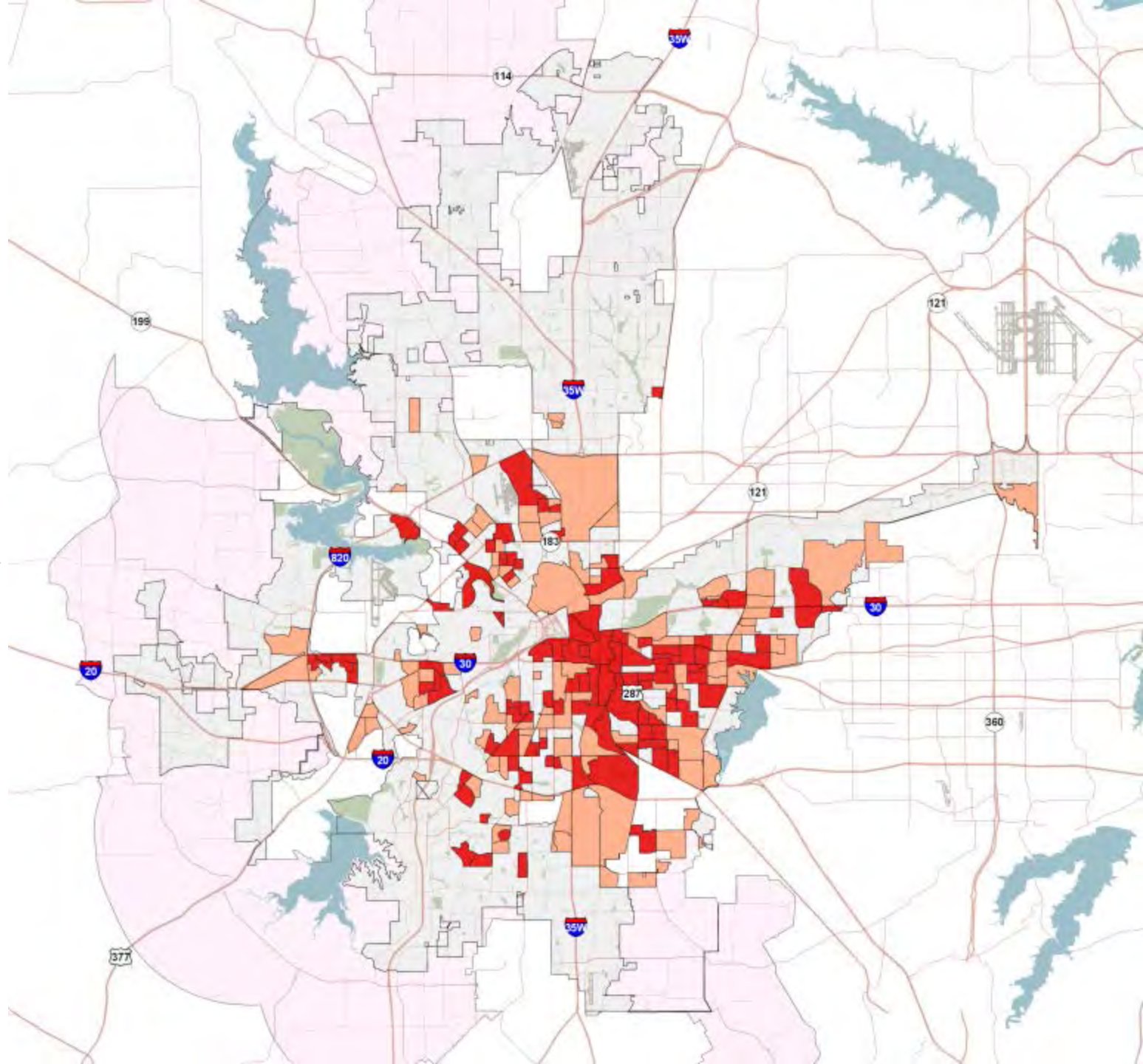# Percent of Population within ½ Mile of Transit Stations
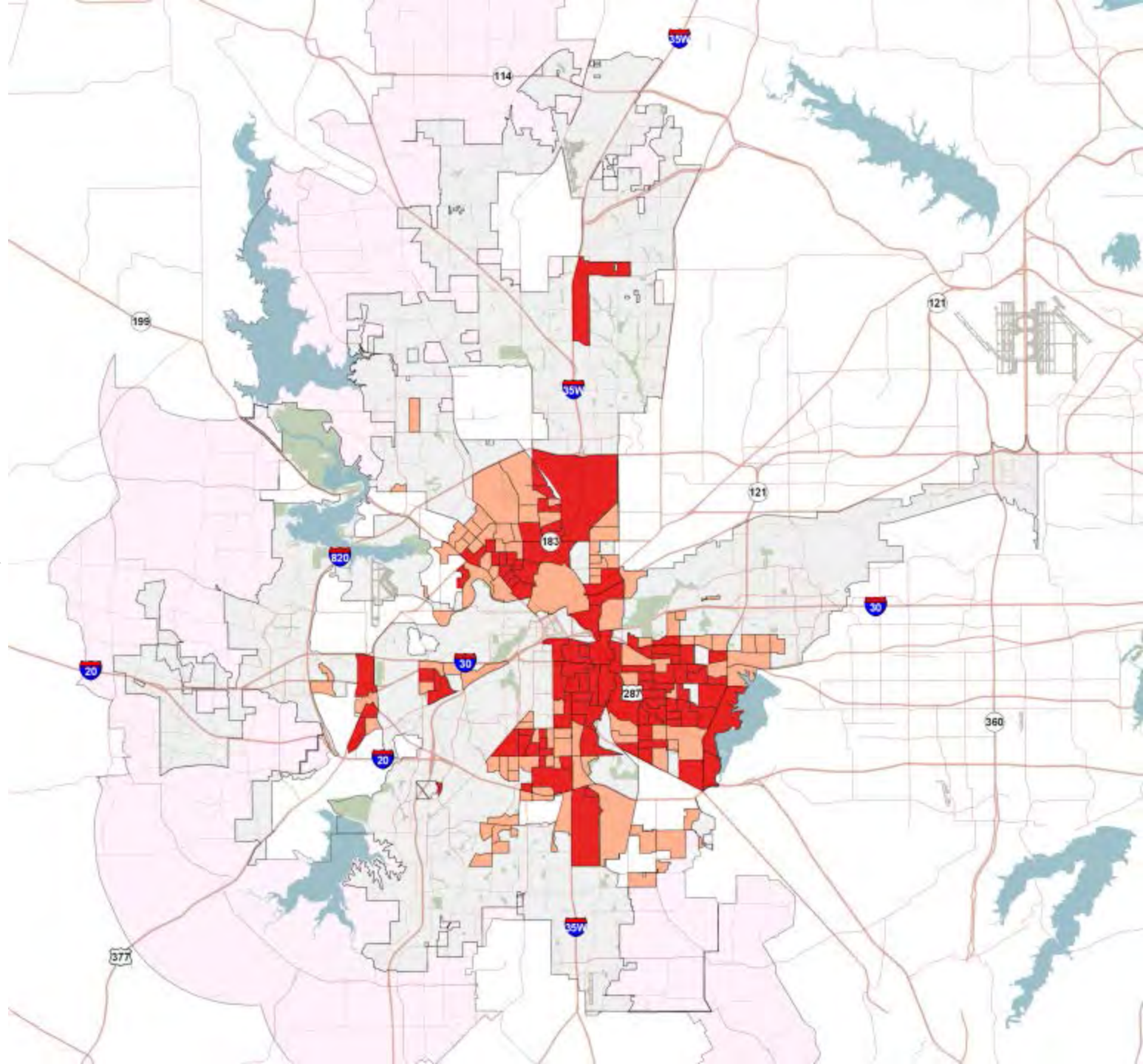
2018: 59.7%

Neighborhood Indicators

- **High Poverty Rate**
- High Percentage without High School Diploma
- Low Median Home Value
- High Median Age of Housing Stock
- High Crime Rate
- High Percentage Poor Streets
- Low Voter Participation in 11/2018 Election

■ Highest Quintile ▢ Second Highest Quintile

Neighborhood Indicators

- High Poverty Rate

- **High Percentage without High School Diploma**

- Low Median Home Value

- High Median Age of Housing Stock

- High Crime Rate

- High Percentage Poor Streets

- Low Voter Participation in 11/2018 Election

Highest Quintile   Second Highest Quintile

Neighborhood Indicators

- High Poverty Rate
- High Percentage without High School Diploma

- **Low Median Home Value**

- High Median Age of Housing Stock

- High Crime Rate

- High Percentage Poor Streets

- Low Voter Participation in 11/2018 Election
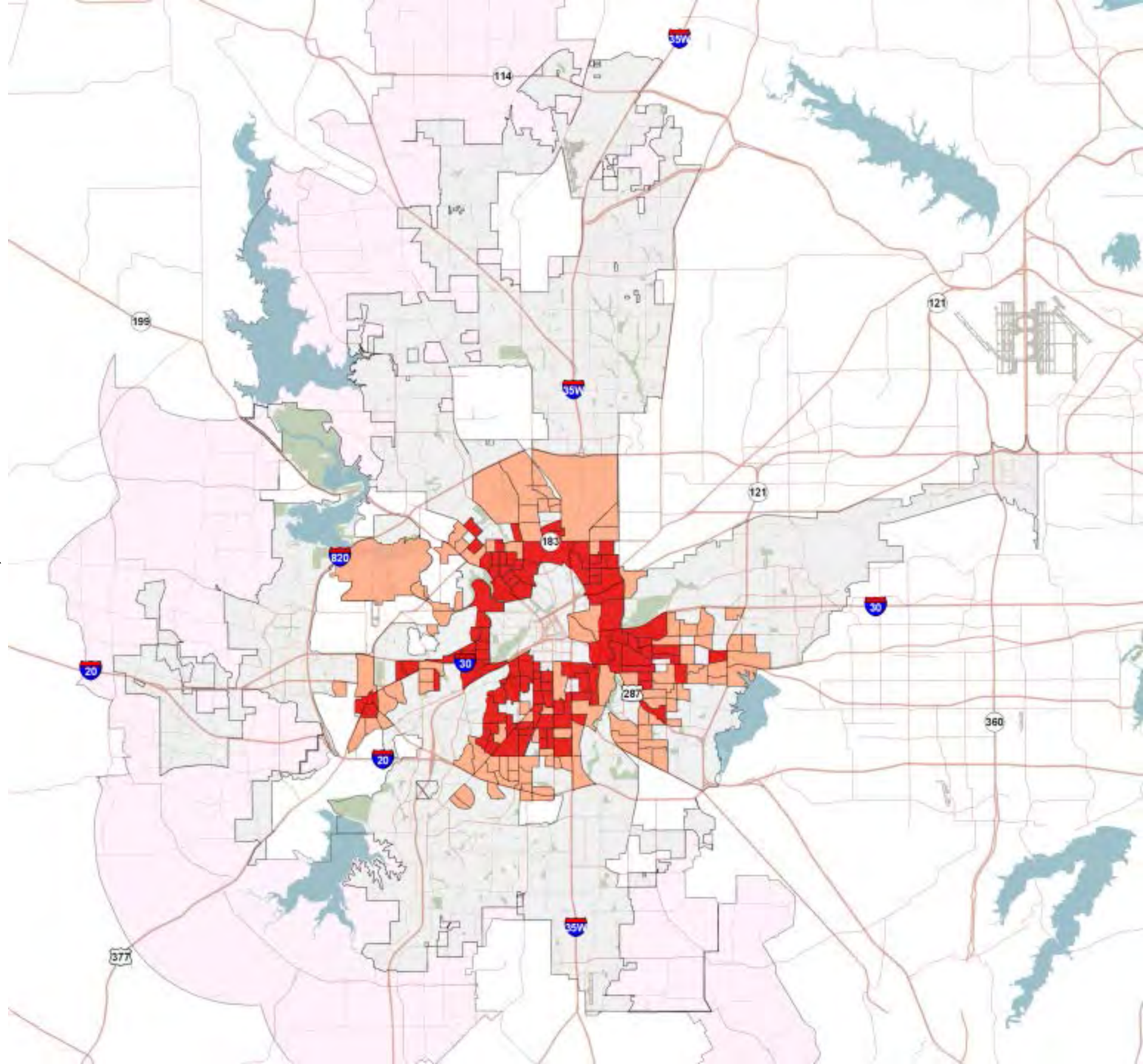

Lowest Quintile   Second Lowest Quintile

Neighborhood Indicators

- High Poverty Rate
- High Percentage without High School Diploma
- Low Median Home Value
- **High Median Age of Housing Stock**
- High Crime Rate
- High Percentage Poor Streets
- Low Voter Participation in 11/2018 Election
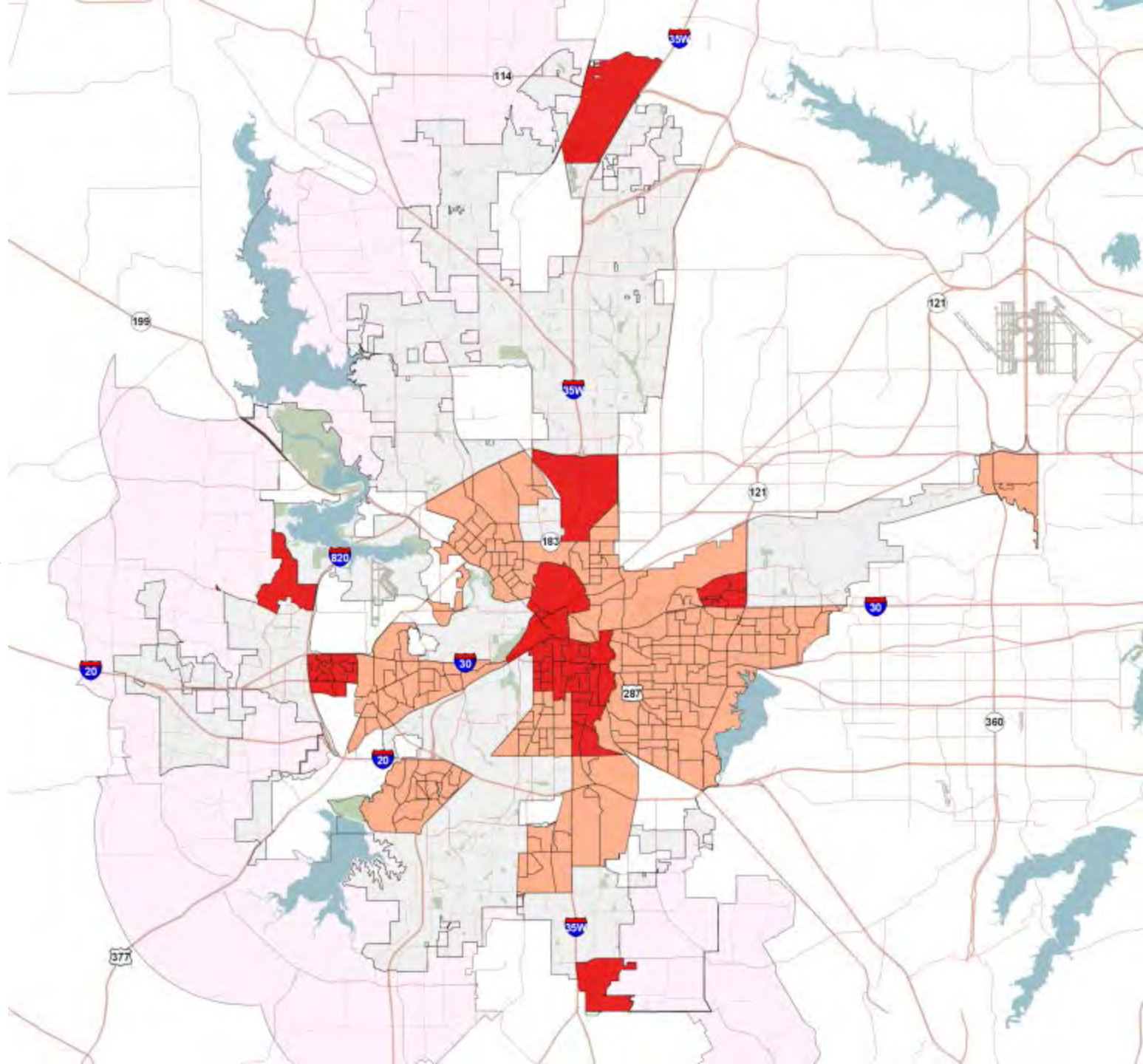
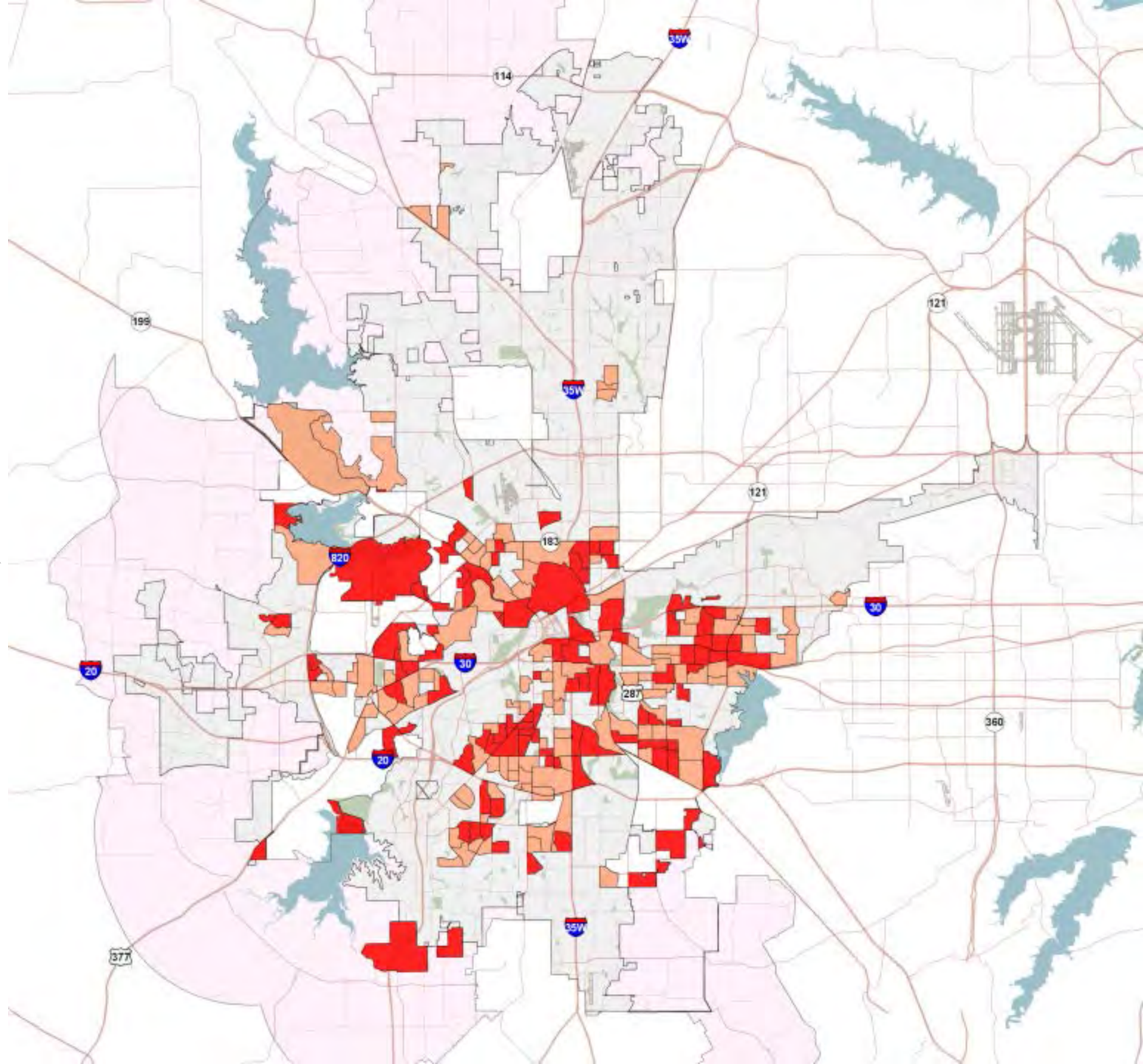Highest Quintile   Second Highest Quintile

Neighborhood Indicators

- High Poverty Rate
- High Percentage without High School Diploma
- Low Median Home Value
- High Median Age of Housing Stock
- High Crime Rate
- High Percentage Poor Streets
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Highest Quintile   Second Highest Quintile

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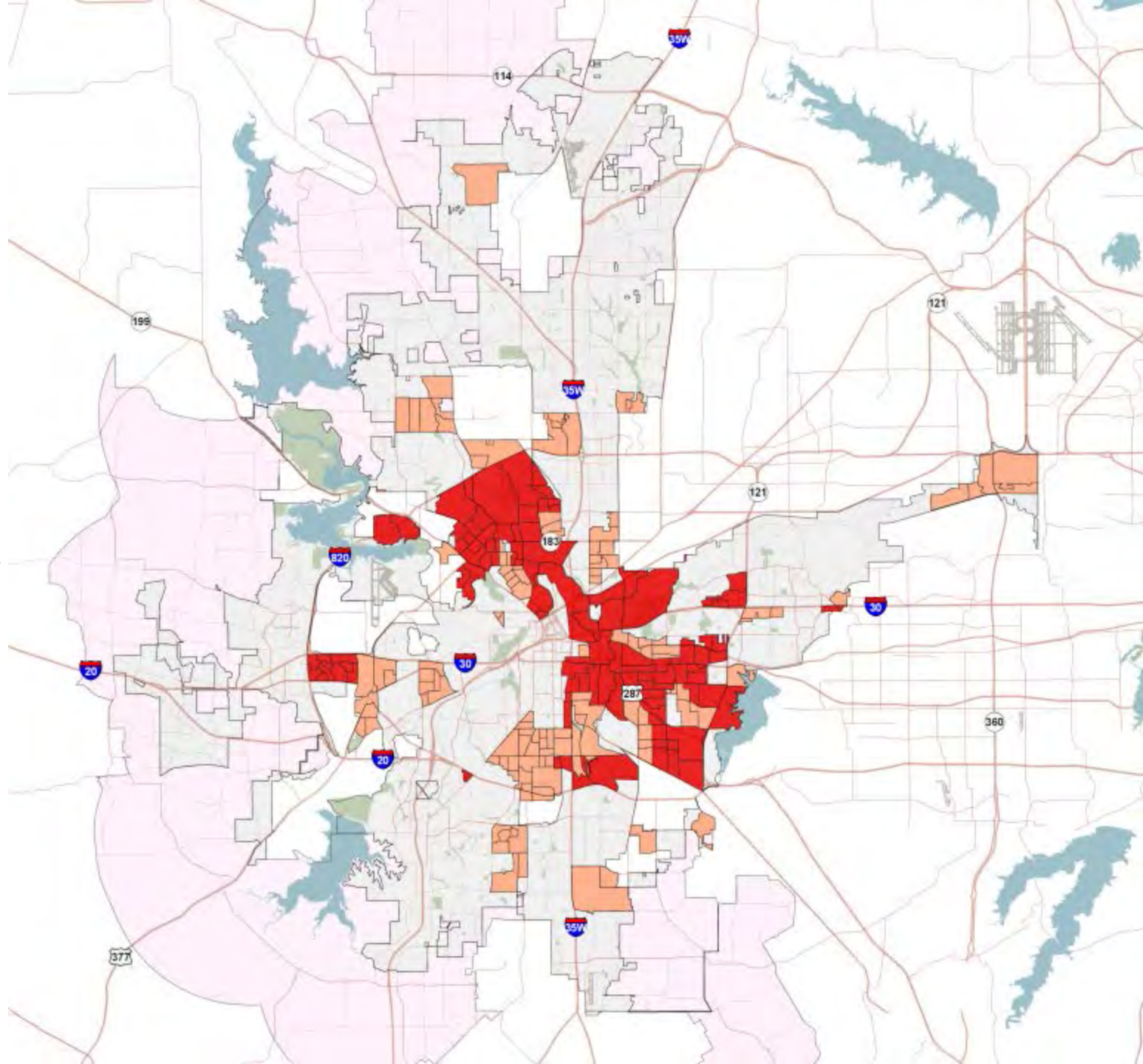- Low Voter Participation in 11/2018 Election

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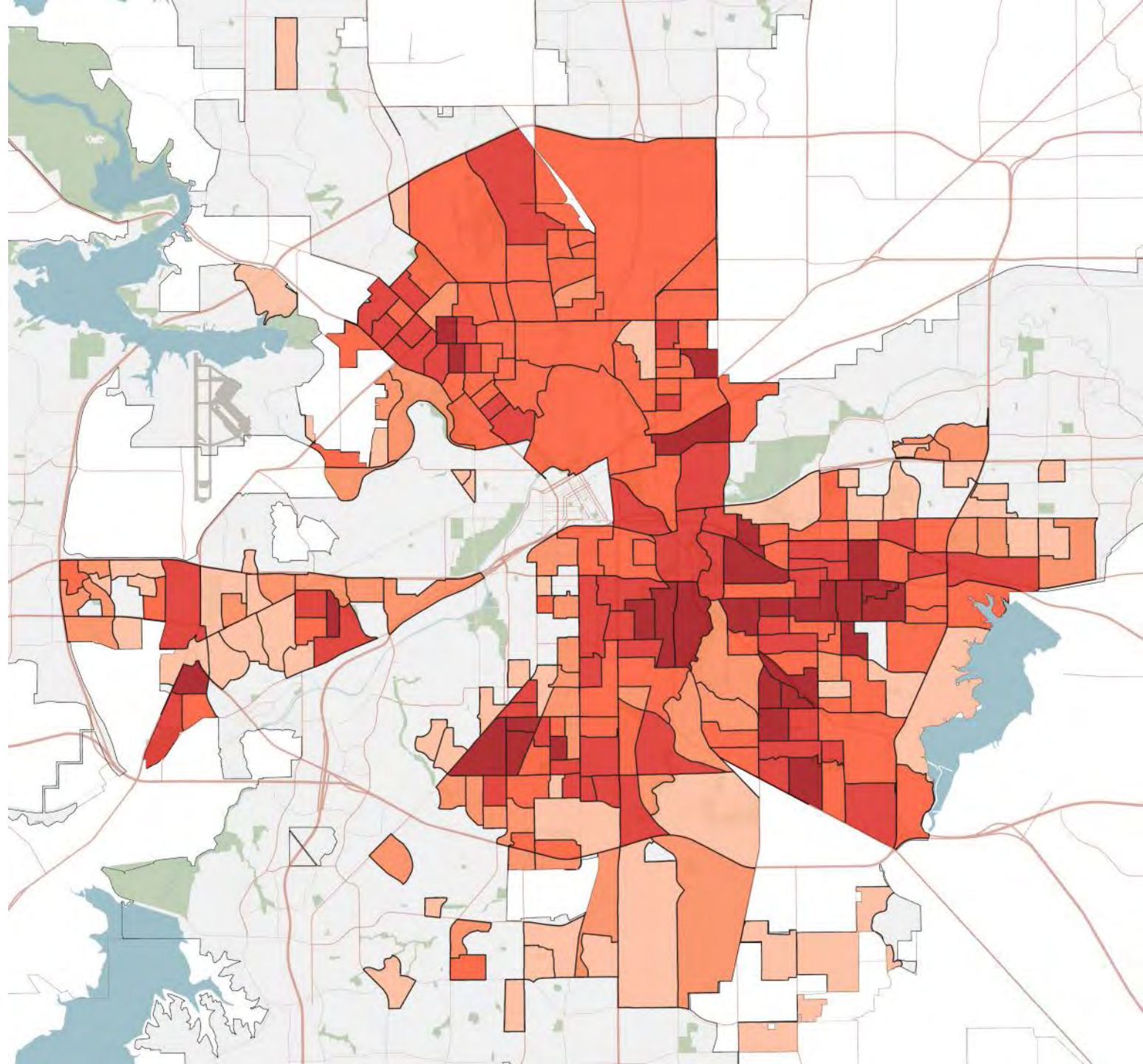- Low Voter Participation in 11/2018 Election

Lowest Quintile   Second Lowest Quintile

Composite Indicator Score

Block groups with three or more indicators

Example At-Risk Neighborhoods

Council District	Selected At-Risk Neighborhoods
2	Diamond Hill-Jarvis
	Far Greater Northside
3	Bomber Heights
	Western Hills
4	Bonnie Brae
	Carter Riverside
5	Handley
	Parkside
6	Altamesa/McCart
	Wedgwood
7	East Lake Worth
	River Bend
8	Morningside
	United Riverside
9	Rosemont
	Worth Heights